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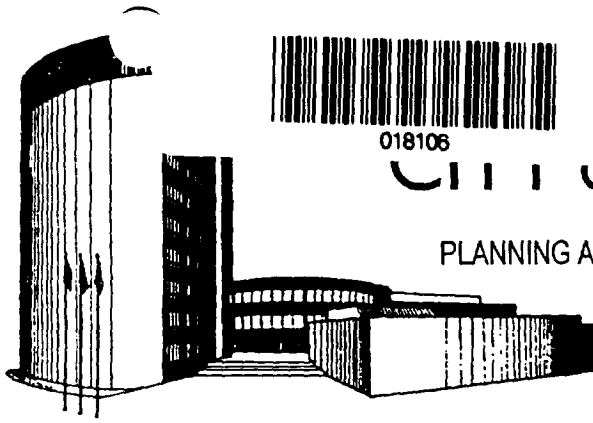
CITY MANAGER
LARRY K. BARTON



018106

CITY OF LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT



October 15, 1996

Mr. Stan Wasserkrug
Big West Development Corporation
2970 West Sahara Avenue, Suite 102
Las Vegas, Nevada 89102

RE: Z-103-96 - REZONING REQUEST

Dear Mr. Wasserkrug:

Your request for a Rezoning on property located on the west side of Jones Boulevard, approximately 660 feet north of Sahara Avenue, from N-U (Non-Urban) to P-R (Professional Office and Parking), for a proposed one-story, 24,000 square foot office building, was considered by the Planning Commission on October 10, 1996.

The Planning Commission unanimously voted to recommend APPROVAL, subject to the following:

1. Approval of a General Plan Amendment to make the proposed zoning consistent with the plan.
2. Provide a minimum six foot wide landscape planter area inside the existing block wall along the west property line and install 24 inch box evergreen trees 20 feet on center and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Provide a minimum ten foot wide landscape planter area along Jones Boulevard and install 24 inch box trees 40 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
4. All lighting shall be shielded and directed so it falls only on the subject site.
5. The building shall have a maximum height of one story.
6. Construct all incomplete half-street improvements on Jones Boulevard, if any, adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards.



TO: Mr. Stan Wasserkrug
RE: Z-103-96

October 15, 1996
Page Two

7. Contribute \$2,500.00 to partially fund the future upgrading of the traffic signal system at the intersection of Jones Boulevard and Oakey Boulevard prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
8. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
9. Provide a joint access and parking agreement with the adjacent office park to the south.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
12. Resolution of Intent with a twelve month time limit.
13. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
14. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
18. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

TO: Mr. Stan Wasserkrug
RE: Z-103-96

October 15, 1996
Page Three

19. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
21. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
22. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
23. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) prior to the issuance of building permits as required by the Planning and Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This item will be considered by the City Council on November 6, 1996, at 2:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Very truly yours,



Rod Allison, Senior Planner
Current Planning Division

RA:erh

cc: Mr. Jerome F. Snyder, Esquire
6142 West Sahara Avenue
Las Vegas, Nevada 89102

Mr. Gerald Garapich
10 Commerce Center Drive
Henderson, Nevada 89104