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17688
CITY OF LAS VEGAS

October 9, 1996

Mr. Phil Chambell
Plumbers and Pipefitters Local 525
725 North Lamb Boulevard
Las Vegas, Nevada 89110

RE: Z-87-96 - ZONING RECLASSIFICATION

Dear Mr. Chambell:

The City Council at a regular meeting held October 2, 1996 APPROVED the request for a Rezoning on property located at 725 North Lamb Boulevard, from: R-E (Residence Estates), to: C-1 (Limited Commercial), Proposed Use: Existing Union Hall and Accessory Structures, subject to:

1. Provide a minimum ten foot wide landscape planter area along Lamb 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.
2. Revise the plot plan to show the required number of on-site parking spaces unless a Variance is obtained.
3. All lighting shall be shielded and directed so that light falls only on the subject site.
4. 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 Building Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.
5. Construct all incomplete half-street improvements, if any, on Harris Avenue and Lamb Boulevard adjacent to this site concurrent with this phase of development as required by the Department of Public Works. Also, if necessary and as required, remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards.
6. Where new water mains are extended along streets, where hydrants are not needed for protection of structures, fire hydrants shall be spaced at a maximum 1,000 foot spacing to provide for transportation hazards.



Mr. Phil Chambell
Plumbers and Pipefitters Local 525
October 9, 1996
RE: Z-87-96 - ZONING RECLASSIFICATION
Page 2.

7. Conformance to the plot plan as amended by the above conditions.
8. Conformance to the building elevations.
9. Compliance with the applicable Conditions of Approval for Case Nos. U-69-63 and U-78-63.
10. Resolution of Intent with a twelve month time limit.
11. 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.
12. 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.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.
15. Parking and driveway plans must first be approved by the Traffic Engineer.
16. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
17. All unused driveway cuts must be removed and replaced with "L" curb and new sidewalk meeting current City Standards as required by the Department of Public Works.
18. 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.
19. 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.

A Rezoning under a Resolution of Intent expires if it is not exercised prior to the expiration of the Resolution of Intent unless a request for an Extension of Time is duly filed with the Planning and Development Department for consideration and approval by the City Council.

Sincerely,


KATHLEEN M. TIGHE
City Clerk

/cmp

cc: (See Attached)

Mr. Phil Chambell
Plumbers and Pipefitters Local 525
October 9, 1996
RE: Z-87-96 - ZONING RECLASSIFICATION
Page 3.

cc: Planning & Development Dept.
Dept. of Public Works
Dept. of Fire Services
Land Development Services
Traffic Engineering

Mr. Mark McGinty
Barry Greene Architect
4970 South Arville Street, Suite 108
Las Vegas, Nevada 89118