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CITY of LAS VEGAS

October 9, 1996

Mr. Kevin Kraft
7545 Summercrest Lane
Las Vegas, Nevada 89129

RE: Z-89-96 - ZONING RECLASSIFICATION

Dear Mr. Kraft:

The City Council at a regular meeting held October 2, 1996 APPROVED the request for a Rezoning on property located at 204 South Jones Boulevard, from: R-1 (Single Family Residence), to: P-R (Professional Offices and Parking), proposed use: 1,585 Square Foot Office Building, subject to:

1. Provide a minimum five foot wide landscape planter area along Jones Boulevard and install a minimum of two 24 inch box trees with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
2. No outdoor public address system shall be allowed.
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 Development Department. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.
5. Construct all incomplete half-street improvements on Jones Boulevard adjacent to this site 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. The full width of the proposed driveway access shall be built concurrent with development. Driveways shall be designed to meet the intent of Standard Drawing #222a as required by the Department of Public Works.
7. The submitted Reciprocal Easement Agreement must be recorded and a copy of the document must be submitted to the Planning and Development Department prior to the issuance of any permits on this site as required by the Department of Public Works.



8. Contribute \$1,785.71 to partially fund a traffic signal system at the intersection of Jones Boulevard and Evergreen Avenue 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.
9. Landscape and maintain all unimproved right-of-way on Jones Boulevard adjacent to this site as required by the Department of Public Works.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in the Jones Boulevard public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
11. If on-street parking is not already prohibited adjacent to this site, submit a written request to the Traffic and Parking Commission to eliminate on-street parking on Jones Boulevard adjacent to this site prior to the issuance of building or off-site permits as required by the Department of Public Works.
12. Conformance to the plot plan as amended by the above conditions.
13. Conformance to the building elevations.
14. Resolution of Intent with a twelve month time limit.
15. 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.
16. 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.
17. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
18. All City Code requirements and design standards of all City departments must be satisfied.
19. Parking and driveway plans must first be approved by the Traffic Engineer.
20. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
21. 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.
22. 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.

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October 9, 1996
RE: Z-89-96 - ZONING RECLASSIFICATION
Page 3.

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,

A handwritten signature in black ink, appearing to read "Kathleen M. Tighe", written over the typed name.

KATHLEEN M. TIGHE
City Clerk

/cmp

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