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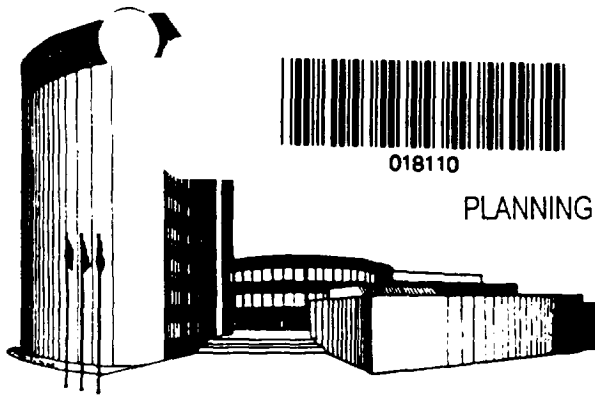
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LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT



October 1, 1996

Mr. Allen Stewart
3655 Tennis Court
Las Vegas, Nevada 89120

RE: Z-100-96 - REZONING REQUEST

Dear Mr. Stewart:

Your request for a Rezoning on property located at 2501 Wyandotte Street, from R-4 (Apartment Residence District) to: C-1 (Limited Commercial), proposed use: one-story 48,000 square foot office building and warehouse, was considered by the Planning Commission on September 26, 1996.

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

1. Approval of a General Plan Amendment to make the zoning consistent with the plan.
2. Provide a minimum five foot wide landscape planter inside the wall along the south and west sides of the site and install 24 inch box trees 30 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Where new water mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced at maximum 1,000 feet intervals to prevent transportation hazards.
4. Provide plans showing accessible exterior routes from public transportation stops, accessible parking and passenger loading zones and public sidewalks to the accessible building entrance/entrances 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. 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 prior to occupancy of this site as required by the Department of Public Works.



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6. An update to the approved Palace Station Traffic Impact Analysis shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits as required by the Department of Public Works. The update shall address the possible closure of Kings Way, west of Teddy Drive.
7. All signs under the control of Palace Station which direct traffic to Kings Way shall be removed.
8. Conformance to the plot plan as amended by the above conditions.
9. Conformance to the building elevations.
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. 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.
17. 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.

This item will be considered by the City Council on October 16, 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,



David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

cc: Mr. Dennis Bonds
Garapich & Associates
10 Commerce Center Drive
Henderson, Nevada 89014