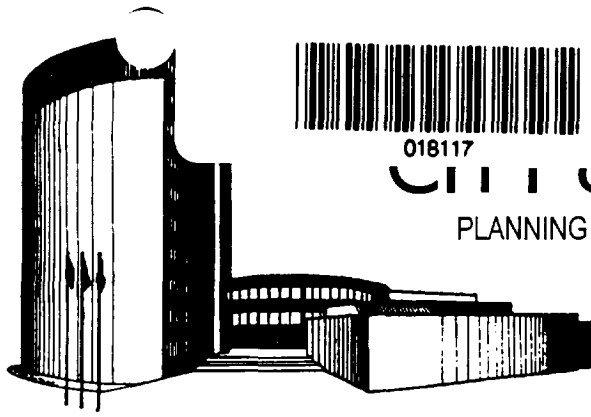


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CITY MANAGER
LARRY K. BARTON



018117

CITY OF LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

October 4, 1996

**** CORRECTED LETTER ****

Mr. Allen Stewart
Vegas Santana, Inc.
2105 Peyton Drive
Las Vegas, Nevada 89104

RE: Z-93-96 - REZONING REQUEST

Dear Mr. Stewart:

Your request for a Rezoning on property located on the east side of Eastern Avenue, approximately 1,000 feet south of Charleston Boulevard, from R-1 (Single Family Residence) and P-R (Professional Offices and Parking) to C-1 (Limited Commercial), proposed use: two-story 13,490 square foot office retail complex, 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. The request shall be amended to P-R (Professional Offices and Parking) for the *entire property*.
2. Provide a minimum five foot wide landscape planter along Eastern Avenue 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. No outdoor public address system shall be allowed.
4. All lighting shall be directed so that light falls only on this site.
5. 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.



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RE: Z-93-96

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6. Where new water mains are extended along streets and where hydrants are not needed for protections of structures, fire hydrants shall be spaced a maximum 1,000 feet apart to prevent transportation hazards.
7. Construct handicap ramps on the northeast and southeast corners of Eastern Avenue and Ballard Street and on the northeast and southeast corners of Eastern Avenue and Peyton Street concurrent with development of this site as required by the Department of Public Works.
8. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
9. Meet with the Traffic Engineer for assistance in the 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.
10. Approval of a revised plot plan by the Planning and Development Department prior to the issuance of any permits.
11. Resolution of Intent with a twelve month time limit.
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.
16. Parking and driveway plans must first be approved by the Traffic Engineer.
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.

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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,

A handwritten signature in cursive script, appearing to read "David Clapsaddle".

David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

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