

PLANNING & DEVELOPMENT



400 STEWART
LAS VEGAS
NEVADA
8 9 1 0 1

Director
Donna H. Kristaponis

Mayor
Jan Laverty Jones

Council
Arnie Adamsen
Matthew Q. Callister
Michael J. McDonald
Gary Reese

City Manager
Larry K. Barton



August 27, 1996



018139

Mr. Karl Klein
100 First Avenue N.E. #905
Cedar Rapids, Iowa 52403

RE: Z-85-96 - REZONING REQUEST

Dear Mr. Klein:

Your request for a Rezoning on property located on the east side of Rainbow Boulevard, approximately 700 feet south of Smoke Ranch Road, from N-U (Non-Urban), to C-1 (Limited Commercial), proposed use: 3,700 square foot, one story retail office building, was considered by the Planning Commission on August 22, 1996.

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

1. Provide a minimum 10 foot wide landscape planter area along Rainbow Boulevard and install 24 inch box trees 40 feet on center as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
2. Dedicate an additional 10 feet of right-of-way adjacent to this site for a total half-street width of 40 feet for Rainbow Boulevard prior to the issuance of any permits as required by the Department of Public Works.
3. Construct half-street improvements on Rainbow Boulevard adjacent to this site concurrent with development of this site as required by the Department of Public Works.
4. 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.
5. Contribute \$500 for general neighborhood traffic mitigation prior to the issuance of building or off-site permits as required by the Department of Public Works. Install 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 moneys for the installation or upgrade of traffic signals at any intersection within this general vicinity which is impacted by this development and which has an immediate need for such signalization or upgrading.

TO: Mr. Karl Klein
RE: Z-85-96

August 27, 1996
Page Two

6. Resolution of Intent with a twelve month time limit.
7. All development shall be in conformance with the plot plan and building elevations.
8. 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.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Parking and driveway plans must first be approved by the Traffic Engineer.
13. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
14. 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.
15. 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.
16. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

This item will be considered by the City Council on September 18, 1996 at 2:00 P.M. in the Council Chambers of City Hall, 400 East 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. Frank Bruno
5630 West Charleston Boulevard
Las Vegas, Nevada 89102