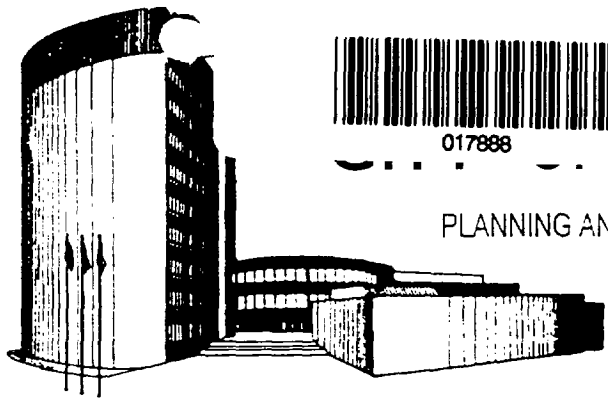


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S VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

July 16, 1996

Mr. Dudley A. Smith
3310 Sirius Avenue
Las Vegas, Nevada 89102

RE: Z-65-96 - REZONING REQUEST

Dear Mr. Smith:

Your request for a Rezoning from R-E (Residence Estates) to C-1 (Limited Commercial) for a proposed convenience store on property located on the northeast corner of Washington Avenue and Lamb Boulevard, Ward 3 (Reese), was considered by the Planning Commission on July 11, 1996.

The Planning Commission voted to recommend APPROVAL, subject to the following:

1. Approval of a detailed plot plan and building elevations by the Planning Commission prior to development. The final plot plan shall include minimum 10 foot wide landscape planters along the street frontage and a nominal six foot high block wall along the north and east property lines with 24 inch box trees 20 feet on center inside the wall.
2. 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.
3. Construct all incomplete half-street improvements, if any, on Washington Boulevard and Lamb 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.



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4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. This site is located in a FEMA Zone A flood zone.
5. Site development to comply with all applicable Conditions of Approval for PM-55-94 and all other site-related actions as required by the Department of Public Works.
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.
7. Resolution of Intent with a twelve month time limit.
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.

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This item will be considered by the City Council on August 7, 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,

A handwritten signature in cursive script, appearing to read "Rod Allison".

Rod Allison, Senior Planner
Current Planning Division

RA:erh