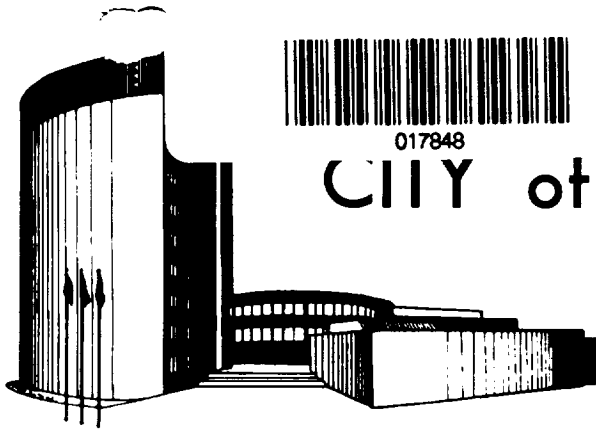


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CITY of LAS VEGAS

July 10, 1996

Mr. Bob McClone
Teamsters Union Local #631
307 Wall Street
PO Box 1870
Las Vegas, Nevada 89125-1870

RE: Z-56-96 - ZONING RECLASSIFICATION

Dear Mr. McClone:

The City Council at a regular meeting held July 3, 1996 APPROVED the request for a rezoning of property located on the west side of Lamb Boulevard, approximately 623 feet north of Bonanza Road, from: R-E (Residence Estates), to: C-1 (Limited Commercial), proposed use: 14,850 Square Foot Office Building and Meeting Hall, subject to:

1. Provide a minimum ten foot wide landscape planter area along Lamb Boulevard 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.
2. All exterior lighting shall be shielded so that light fall only on the subject site.
3. A trash enclosure area shall be located on the site as required by the Planning and Development Department.
4. The Planning and Development Department may administratively review and approve a Plot Plan and Building Elevation for the future building site shown on the plot plan, provided the building elevations and architectural style is similar to the approved office building and meeting hall.
5. Construct all incomplete half-street improvements, if any, on Lamb Blvd. 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. 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.
7. Contribute \$2,000 for neighborhood traffic mitigation within this general area prior to the issuance of building or off-site permits as required by the Department of Public Works.
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. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
17. 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.
18. 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.
19. 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.
20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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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,



SANDRA R. LeBOEUF
Senior Deputy City Clerk

/cmp

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

Mr. Errol Hill
Errol Hill Architects
1614 South Maryland Parkway
Las Vegas, Nevada 89125