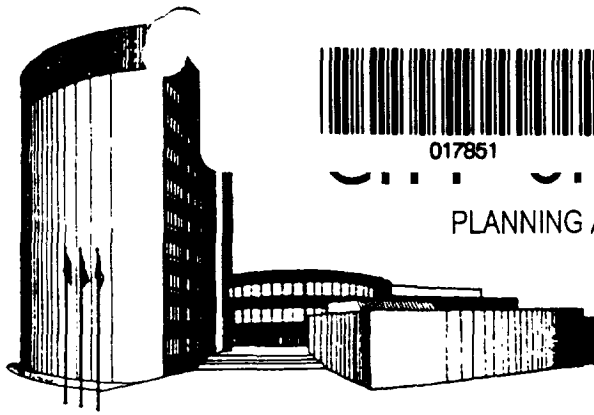


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CITY MANAGER  
LARRY K. BARTON

July 2, 1996



CITY OF LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

Mr. Kevin Parkinson  
Stanpark Homes  
8080 West Sahara Avenue, Suite A  
Las Vegas, Nevada 89117

RE: Z-53-96 - REZONING REQUEST

Dear Mr. Parkinson:

Your request for a Rezoning from N-U (Non-Urban) to C-V (Civic) for a proposed power substation on property located on the east side of Hualapai Way, approximately 660 feet north of Cheyenne Avenue - Ward 4 (Callister), was considered by the Planning Commission on June 27, 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 General Plan.
2. Prior to development of any portion of this site, the Planning Commission shall approve a Plot Plan and Building Elevation Review as a non-public hearing.
3. Provide a nominal 16 foot high decorative block wall along the perimeter of the south half of the site as required by the Planning and Development Department. The wall along the Hualapai Way street frontage shall be set back a minimum of 10 feet for landscaping.
4. Provide a nominal 10 foot wide landscape planter along Hualapai Way and install 24 inch box trees with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
5. Construct half-street improvements including appropriate overpaving on Hualapai Way adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, extend a minimum of two lanes of paving (temporary "Goecke" paving is acceptable for this) from the south edge of this site southward to tie into the existing paving on Cheyenne Avenue as required by the Department of Public Works.



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6. Dedicate 30 feet of right-of-way or create legal roadway easements adjacent to the south edge of this site for Atwood Avenue as required by the Department of Public Works. Construct half-street improvements including appropriate overpaving (if legally able) on Atwood Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. This condition may be modified if another parcel access plan is submitted to and accepted by the City Planning Engineer.
7. Contribute \$5,000 to partially fund a traffic signal system at the intersection of Hualapai Way and Cheyenne Avenue prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all 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 monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
8. Redesign the gated access drives to provide sufficient throat depth to permit the entire length of service trucks to clear the Hualapai Way public right-of-way before stopping at the gate as required by the Department of Public Works.
9. Where new mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum of 1,000 feet apart to prevent transportation hazards as required by the Department of Fire Services.
10. Resolution of Intent with a twelve month time limit.
11. All development shall be in conformance with the plot plan and building elevations.
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.

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17. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
18. 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.
19. 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.
20. 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.
21. 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 July 17, 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