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CITY of LAS VEGAS

June 26, 1996

Mr. Alex West
and Mr. Joseph Argier
1905 West Bonanza Road
Las Vegas, Nevada 89106-4765

RE: Z-45-96 - ZONING RECLASSIFICATION

Gentlemen:

The City Council at a regular meeting held June 19, 1996 APPROVED the request for a Rezoning on property located at 1905 West Bonanza Road, from: R-E (Residence Estates), to: C-M (Commercial Industrial) and C-2 (General Commercial), proposed use: 1,600 Square Foot Office and the Storage of Used Construction Vehicles, subject to:

1. Construct a nominal six foot high decorative wall along the east property line as required by the Planning and Development Department.
2. Provide a five foot wide landscape planter along the south property line 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. Provide a 10 foot wide landscape planter area along Bonanza Road 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.
4. Dedicate an additional 15 feet of right-of-way for a total half-street width of 50 feet on Bonanza Road adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
5. Construct all incomplete half-street improvements on Bonanza Road 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. Obtain an Occupancy Permit for all landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
8. Landscape and maintain all unimproved right-of-way on Bonanza Road adjacent to this site as required by the Department of Public Works.
9. Approval of a Plot Plan and Building Elevation Review by the Planning Commission reflecting the above conditions prior to the issuance of permits for this site.
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.

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20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

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. Jeff Billingsly
Asmith Engineering
301 W. Basic Road
Henderson, Nevada 89015