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CITY of LAS VEGAS

June 12, 1996

Mr. Andrew Blumen
Stratosphere Corporation
2000 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: Z-43-96 - ZONING RECLASSIFICATION RELATED TO GPA-18-96

Dear Mr. Blumen:

The City Council at a regular meeting held June 5, 1996 APPROVED the request for a rezoning of property located on the northeast corner of Fairfield Avenue and Philadelphia Avenue, from: R-4 (Apartment Residence), to: C-2 (General Commercial), proposed use: 163,625 Square Foot Employee Parking Lot, subject to:

1. Approval of a General Plan Amendment to make the zoning consistent with the General Plan.
2. Provide a minimum five foot wide landscape planter around the perimeter of the site with 24 inch box trees 40 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. All lighting shall be shielded and directed so that all light falls on the subject site.
4. The rezoning of the overall site is related to the approval of Vacation Application VAC-21-96 covering the public alley interior to this site. The vacation of the public alley must be acted upon and approved by the City Council prior to the issuance of grading or building permits for the alley areas as required by the Department of Public Works. Site development to also be in compliance with all Conditions of Approval for Vacation Application VAC-21-96 as required by the Department of Public Works.
5. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
6. Construct a handicap ramp on each corner of this block on which a handicap ramp does not already exist concurrent with development of this site as required by the Department of Public Works.



7. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway 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.
8. An update to the approved Traffic Impact Analysis for the Stratosphere Hotel and Casino project addressing the impact of this site shall be submitted to and approved by the Traffic Engineer prior to August 31, 1996 as required by the Department of Public Works.
9. Submit a grading plan to verify that the drainage within the neighborhood will not be impacted by the redevelopment of this site as a parking lot prior to the issuance of any grading permits as required by the Department of Public Works. All on-site grading done prior to the approval of the grading plan shall be at the developers risk.
10. Conformance to the plot plan as amended by the above conditions.
11. Resolution of Intent with a twelve month time limit.
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.
17. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
18. 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.

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,



KATHLEEN M. TIGHE
City Clerk

/cmp

cc: (See Attached)

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

Mr. John Entsinger
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1909 S. Jones Blvd., Suite B
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Mr. Scott Dawes
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2000 Las Vegas Boulevard South
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