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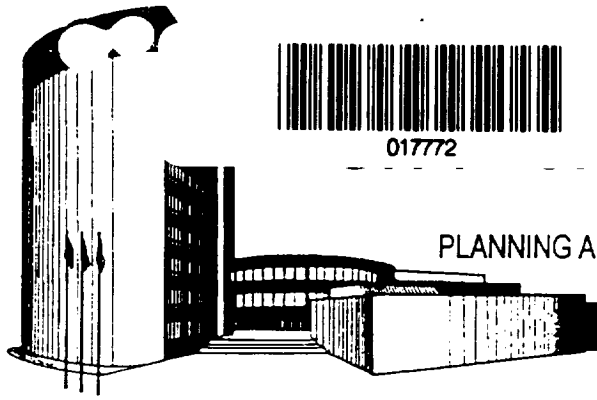
CITY MANAGER  
LARRY K. BARTON



017772

# LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT



April 16, 1996

Mr. Bruce L. McClenahan  
6901 West Charleston Boulevard  
Las Vegas, Nevada 89117

RE: Z-34-96 - ZONING RECLASSIFICATION

Dear Mr. McClenahan:

Your request for a rezoning from N-U (Non-Urban) to C-1 (Limited Commercial) for a proposed restaurant lounge and mini-storage facility on property located on the south side of Charleston Boulevard, approximately 853 feet west of Rainbow Boulevard, Ward 2, was considered by the Planning Commission on April 11, 1996.

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

1. Approval of a General Plan Amendment to make the zoning on the south portion of the site consistent with the plan.
2. Provide a minimum 10 foot wide landscape planter along Charleston Boulevard and install 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. The exterior walls of the mini-storage facility shall be decorative as required by the Planning and Development Department.
4. Provide adequate on-site parking for all uses as required by Chapter 19.64 of the Zoning Ordinance.



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5. All lighting shall be shielded and directed away from the residential area to the south with no ray of light shining directly onto any residential lot.
6. Dedicate 20 feet of drainage right-of-way adjacent to the southern edge of this site for Holmby Channel prior to the issuance of any permits as required by the Department of Public Works.
7. Construct all incomplete half-street improvements (sidewalk) on Charleston 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.
8. Contribute \$2,500 for neighborhood traffic mitigation prior to the issuance of building or off-site permits or the recordation of a Final Map, whichever may occur first, 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 monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.
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. An amended plot plan indicating that the restaurant has adequate on-site parking in accordance with the Zoning Ordinance and showing the location of the trash enclosure areas for the restaurant and mini-storage facility, and reflecting the above conditions shall be submitted to the Planning and Development Department for approval, prior to the issuance of grading or building permits on the site.
11. Conformance building elevations as amended by the above conditions.
12. Resolution of Intent with a twelve month time limit.
13. 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.

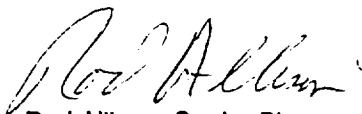
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14. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. All City Code requirements and design standards of all City departments must be satisfied.
17. Parking and driveway plans must be approved by the Traffic Engineer.
18. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
19. 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.
20. 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.
21. 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.

This item will be considered by the City Council on May 1, 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,



Rod Allison, Senior Planner  
Current Planning Division

RA:erh

cc: Mr. David Turner  
Baughman and Turner, Inc.  
1210 Hinson Street  
Las Vegas, Nevada 89102