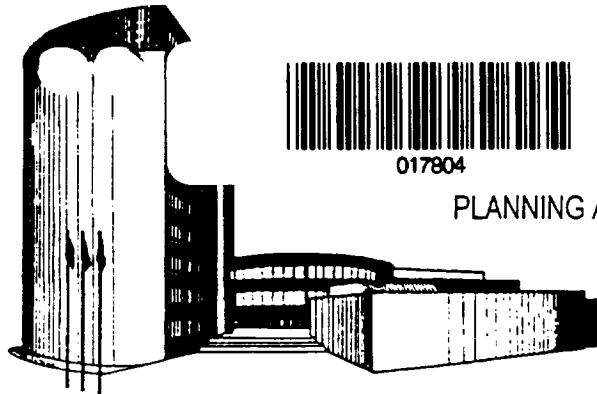


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LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

April 2, 1996

Mr. Maury Abrams
16661 Ventura Boulevard, Suite #408
Encino, California 91436

RE: Z-14-96 - ZONING RECLASSIFICATION

Dear Mr. Abrams:

Your request for rezoning on property located on the northwest corner of Washington Avenue and Rainbow Boulevard, Ward 4, from C-1 (Limited Commercial) to R-PD14 (Residential Planned Development 14 Units Per Acre), was considered by the Planning Commission on March 28, 1996.

The Planning Commission 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 plan.
2. Provide a minimum 15 foot wide landscape planter along Rainbow 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. Provide minimum 10 foot wide landscape planters along the north and south sides of the site 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.
4. All buildings shall maintain a 10 foot setback from the north and south property lines, and 15 feet from the east and west property lines.
5. The north side of Building 1 and the south side of Building 3 may maintain a five foot setback from the property line.
6. Provide a directory map of the complex at each active entrance. The map shall clearly indicate the location of each unit and all emergency vehicle access points as required by the Department of Fire Services.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
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TO: Mr. Maury Abrams
RE: Z-14-96

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7. Where new water mains are extended along streets and where hydrants are not needed for protection of structures, fire hydrants shall be spaced a maximum 1,000 feet apart to prevent traffic hazards.
8. Provide the Planning and Development Department with the location of all trash enclosures prior to the issuance of any permits for this site.
9. Submit a Reversionary Map or proof of a Clark County Administrative Joining to consolidate the two lots comprising this site into one lot as required by the Department of Public Works.
10. If allowable, construct sidewalk on at least one side of all access drives connecting this site to Rainbow Boulevard concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on Rainbow Boulevard to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
11. Construct all incomplete half-street improvements, if any, on Rainbow Boulevard and Washington Avenue 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
12. Contribute \$10,000.00 to partially repay and upgrade the existing traffic signal system at the intersection of Washington Avenue and Rainbow Boulevard prior to the issuance of building or off-site permits or the recordation of any map dividing this site 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 money 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.
13. Access driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a as required by the Department of Public Works.
14. The design and layout of all on-site private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
15. Resolution of Intent with a twelve month time limit.
16. All development shall be in conformance with the plot plan and building elevations.

17. 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.
18. 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.
19. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
20. All City Code requirements and design standards of all City departments must be satisfied.
21. Parking and driveway plans must be approved by the Traffic Engineer.
22. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
23. 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.
24. 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.
25. 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 April 17, 1996, at 2:00 P.M. in Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires you or your representative to be present at this meeting.

Very truly yours,



David Clapsaddle, Senior Planner
Current Planning Division

DC:rr

cc: Carter and Burgess, Inc.
2955 East Sunset, Suite #105
Las Vegas, Nevada 89120