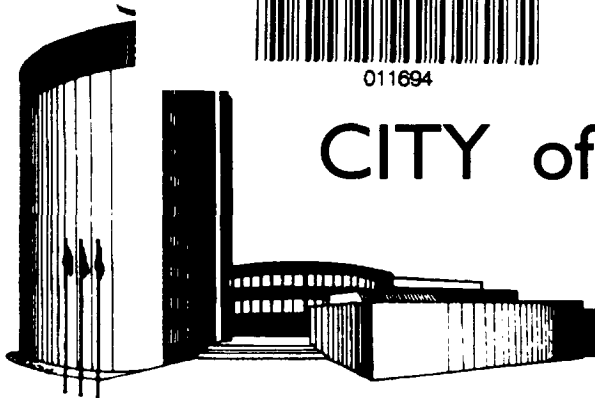




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CITY of LAS VEGAS



**MAYOR
JAN LAVERTY JONES**

**COUNCILMEN
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MATTHEW Q. CALLISTER
MICHAEL J. MCDONALD
GARY REESE**

**CITY MANAGER
LARRY K. BARTON**

October 12, 1995

**Kryfam Limited Partnership
1253 S. Arville Street
Las Vegas, Nevada 89102**

RE: Z-64-95 - ZONING RECLASSIFICATION

Gentlemen:

The City Council at a regular meeting held October 3, 1995 **APPROVED** the request for reclassification of property located on the north side of Ann Road, between Tenaya Way and Rancho Drive, from: C-2 (General Commercial) and N-U (Non-Urban - under Resolution of Intent to R-E (Residence Estates), to: C-1 (Limited Commercial), proposed use: 96,900 Square Foot Mini-Storage Facility and 171,000 Square Foot Commercial Center, subject to:

1. Construct a nominal six foot high decorative wall along the north property line of the north portion of the site and the south property line of the south portion of the site as required by the Department of Community Planning and Development. If a wall is constructed along the west side of the south portion of the site, it may be a wrought iron fence with a minimum five foot wide landscape planter inside the fence as required by the Department of Community Planning and Development.
2. Provide a minimum five foot wide landscape planter inside the wall along the north property line of the north portion of the site, and install 24 inch box trees 20 feet on center as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Construct a nominal six foot high block wall between the mini-storage and commercial areas of the site as required by the Department of Community Planning and development.



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4. Provide a minimum 15 foot wide landscape planter along Tenaya Way and install 24 inch box trees 25 feet on center with shrubs and ground cover as required by the Department of Community Planning and Development. Landscape planter areas along all other exterior street frontages shall be a minimum width of 5 feet, with 24 inch box trees 40 feet on center.
5. Provide landscaped planters every eight lineal parking spaces in the commercial areas of the project as required by the Department of Community Planning and Development.
6. The south driveway to Tenaya Way shall be deleted from the project unless required by the traffic study.
7. Relocate the trash enclosures away from the north property line of the north portion of the site to a minimum distance of 50 from all residentially zoned property as required by the Department of Community Planning and Development.
8. All lighting shall be directed so that light falls only on the subject site.
9. Dedicate a 100-foot long triangular piece of right-of-way along the south side of Sky Pointe Drive widening the south half of such street from a 35-foot wide right-of-way to a 45-foot wide right-of-way where Sky Pointe Drive intersects with Tenaya Way/Relocated Tenaya Way prior to the issuance of any permits as required by the Department of Public Works.
10. Submit an application to amend the City's Master Plan of Streets and Highways to realign Tenaya Way between Sky Pointe Drive and Ann Road to coincide with the alignment of the frontage road provided and developed by the Nevada Department of Transportation as required by the Department of Public Works.
11. Construct half-street improvements on Tenaya Way adjacent to that portion of this rezoning site north of Sky Pointe Drive. Construct full-width street improvements on Sky Pointe Drive where such street runs through this rezoning site; construct half-street improvements on Sky Pointe Drive where this rezoning site abuts only one side of Sky Pointe Drive and construct street improvements on the opposite side of Sky Pointe Drive in accordance with the direction of the City Engineer to the north property line of this rezoning site as required by the Department of Public Works. Also construct widened paving on relocated Tenaya Way between Tenaya Way and Ann Road concurrent with development if required by the Traffic Impact Analysis. Street improvements shall be constructed to minimize the creation of "sawtooth" improvements.

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12. An approved Traffic Impact Analysis must be on file with the Department of Public Works prior to the issuance of grading, building or off-site permits or the recordation of any map further dividing this overall commercial site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.
13. Meet with the Traffic Engineer for assistance in redesigning the proposed driveway 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.
14. Conformance to the plot plan as amended by the above conditions.
15. Conformance to the building elevations for the commercial portion of the site.
16. Approval of building elevations for the mini-storage portion of the site by the Department of Community Planning and Development prior to issuance of permits for this site.
17. Resolution of Intent with a twelve month time limit.
18. 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.
19. Submittal of a landscaping plan prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
20. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
21. Satisfaction of City Code requirements and design standards of all City departments.
22. Approval of the parking and driveway plans by the Traffic Engineer.
23. 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 may occur first.

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24. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures.
25. The required fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade as required by the Department of Community Planning and Development.

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 Department of Community Planning and Development for consideration and approval by the City Council.

Sincerely,



KATHLEEN M. TIGHE

City Clerk

RJG

/cmp

cc: Dept. of Community Planning & Development
Dept. of Public Works
Dept. of Fire Services
Dept. of Building & Safety
Land Development Services

Mr. Mark Fiorentino
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