

17448
ROI-110119954

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

WHEREAS, LVMC 19.92.120 provides for an intention of rezoning in the public interest; and

WHEREAS, the City Council of the City of Las Vegas, Nevada, deems it appropriate and in the best interest of the public health, safety, welfare and convenience that an intention to rezone be indicated, so long as certain conditions and stipulations are complied with; and

WHEREAS, this intention to reclassify real property shall become final, and rezoning shall be consummated upon the particular property, when the owner has completed the specific building program in compliance with the conditions thereof.

NOW, THEREFORE, be it resolved by the City Council of the City of Las Vegas, Nevada, at a regular meeting thereof held on the date hereinafter subscribed, that the following parcel of real property shall be rezoned as follows at the time of completion of said purpose of rezoning and the conditions attached hereto.

Z-78-95 From R-1 (Single Family Residence) to P-R (Professional Offices and Parking)

Legally described as:

Lots 13, 14, 15 and 16 in Block 15 of Wardie Addition; (said property being a portion of the South Half (S½) of the Southeast Quarter (SE¼) of Section 34, Township 20 South, Range 61 East, M. D. B. & M.).

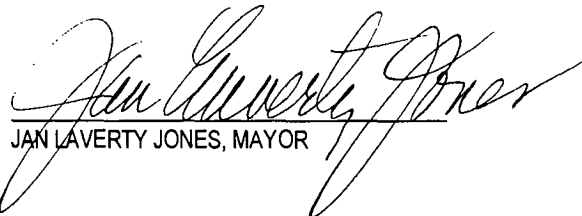
APN: 139-34-810-043

Subject to the following conditions:

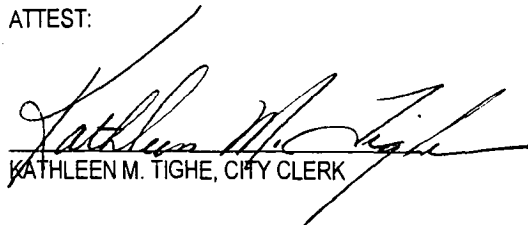
1. Revise the plot plan to indicate a minimum of six parking spaces as required by the Department of Planning and Development.
2. Maintain the existing on-site landscaping as required by the Department of Planning and Development.
3. Dedicate a 10 foot radius on the northeast corner of Garces Avenue and Eighth Street prior to the issuance of any permits or the issuance of a business license, whichever may occur first, as required by the Department of Public Works.
4. Construct full-width alley improvements (where none currently exist) adjacent to this site and extending from this site to Garces Avenue prior to the issuance of a business license as required by the Department of Public Works. This requirement shall be deferred to a later date if there will be no vehicular access from this site to the alley; if deferred, future alley paving shall be included in the Covenant Running with Land agreement.
5. Construct a handicap ramp(s) on the northeast corner of Garces Avenue and Eighth Street prior to the issuance of a business license as required by the Department of Public Works. Also, if necessary to meet ADA requirements, modify the existing sidewalk on Garces Avenue where it meets the alley adjacent to this site to provide a handicap ramp.
6. Remove all unused driveway cuts and all substandard public street and alley improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards prior to the issuance of a business license as required by the Department of Public Works.
7. Sign and record a Covenant Running with Land agreement for the possible future installation of streetlighting improvements on Garces Avenue and Eighth Street adjacent to this site prior to the issuance of any permits or the issuance of a business license, whichever may occur first, as required by the Department of Public Works.

8. Landscape and maintain all unimproved right-of-ways on Garces Avenue and Eighth Street adjacent to this site as required by the Department of Public Works. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. Obtain an Encroachment Agreement for all landscaping and private improvements located in the Garces Avenue and South Eighth Street public right-of-ways adjacent to this site prior to the issuance of a business license as required by the Department of Public Works.
10. Conformance to the plot plan as amended by the above conditions.
11. Conformance to the building elevations.
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.
14. 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.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
16. Satisfaction of City Code requirements and design standards of all City departments.
17. Approval of the parking and driveway plans by the Traffic Engineer.
18. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
19. 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.

PASSED, ADOPTED AND APPROVED this 1st day of November, 1995.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

JUNE 14, 1996
Date Prepared