

RESOLUTION OF INTENT TO RECLASSIFY
REAL PROPERTY

17448
ROT-06071995-2

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-31-95 From R-4 (Apartment Residence) to C-V (Civic)

Legally described as:

Lots 8 through 22 in Block 12 of the Meadows Addition; (said property being a portion of the South Half (S½) of the Southeast Quarter (SE¼) of Section 4, Township 21 South, Range 61 East, M. D. B. & M.).

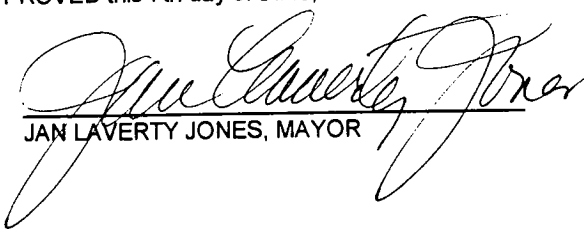
APN: 162-04-813-004 through -010

Subject to the following conditions:

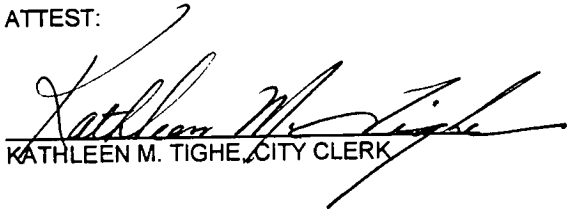
1. Construct a nominal six foot high decorative block wall along the east and west sides of the park as required by the Department of Parks and Recreation.
2. Provide a 5 foot wide landscape planter inside the wall along the east and west sides of the site, and install 24 inch box trees a minimum of 25 feet on center as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
3. Provide a 5 foot wide landscape planter area along the exterior street frontages, and install 24 inch box trees 40 feet on center with shrubs and ground cover as required by the Department of Community Planning and Development. The use of drought tolerant landscaping is encouraged.
4. The final design for the park shall include four barbecue units, two drinking fountains and a minimum of 35 trees.
5. Security lighting shall be provided throughout the park.
6. Construct full-width alley paving through this site and construct full-width alley paving adjacent to this site concurrent with development of this site as required by the Department of Public Works. In lieu of constructing alley paving improvements, submit a Vacation Application to eliminate the existing public alley right-of-way prior to the commencement of any on-site construction activities and comply with the conditions of approval of such application if such vacation application is approved. If the existing alley is vacated, alley turnaround areas and/or alternate alley routes may be necessary as required by the Department of Public Works.
7. Construct sidewalk, underground streetlighting conduits and all other incomplete half-street improvements, if any, on Boston Avenue and Baltimore Avenue adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

8. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
9. Conformance to the plot plan as amended by the above conditions.
10. Resolution of Intent with a twelve month time limit.
11. 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.
12. 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.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. Satisfaction of City Code requirements and design standards of all City departments.
15. Approval of the parking and driveway plans by the Traffic Engineer.
16. Repair any damage to the existing street improvements resulting from this development as required by the Department of Public Works.
17. Remove all unused driveway cuts and replace with "L" curb and new sidewalk 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 functioning prior to construction of any combustible structures.
19. 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.

PASSED, ADOPTED AND APPROVED this 7th day of June, 1995.


JAN LAVERTY JONES, MAYOR

ATTEST:


KATHLEEN M. TIGHE, CITY CLERK

JUNE 14, 1996
Date Prepared