

PLANNING &
DEVELOPMENT



Development
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040684

December 19, 2003

Mr. David Roark
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-3342 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Roark:

Your request for a Site Development Plan Review FOR A 31,500 SQUARE FOOT COMMUNITY CENTER on 2.99 acres at 6200 Elton Avenue (APN: 138-35-501-011), C-V (Civic) Zone, ~~Ward 2 (L.B. McDonald)~~, Ward 1 (Moncrief), was considered by the Planning Commission on December 18, 2003.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council 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.]
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets
5. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
7. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
8. 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.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Any new or modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
11. A plan detailing the removal or relocation of the onsite public sewers that conflict with this site plan must be accepted by the Collection Systems Planning section of the Department of Public Works prior to issuance of any permits. The plan must maintain service to upstream connections and any existing public sewer easements in conflict with the proposed structures shall be vacated and new easements granted prior to the issuance of any sewer-related permits for this site.
12. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings. 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. A Drainage Plan and Technical Drainage Study or other information acceptable to the Flood Control Section of Public Works must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits.

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This action by the Planning Commission is final. The notice of final action was filed with the City Clerk on December 18, 2003.

Sincerely,

A handwritten signature in cursive script that reads "Kyle C. Walton".

Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb