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005023

December 29, 2000

CORRECTED LETTER

Ms. Patricia Mulroy
Las Vegas Valley Water District
1001 South Valley View Boulevard
Las Vegas, Nevada 89153

RE: Z-0026-92(4) - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Mulroy:

Your request for a Site Development Plan Review of the Master Plan FOR A PROPOSED PUBLIC USE FACILITY (LAS VEGAS SPRINGS PRESERVE), INCLUDING APPROXIMATELY 266,100 SQUARE FEET OF BUILDING AREA FOR A VISITOR CENTER, INTERPRETIVE CENTER, MUSEUM, RESEARCH AREA, GARDEN SUPPORT, AND ADMINISTRATIVE OFFICES, on 175.58 acres located on the east side of Valley View Boulevard, between Alta Drive on the south and the US 95 Highway on the north (APN: 139-29-401-001, 139-30-804-001, 139-32-101-001, 139-31-602-003 and 004), C-V (Civic) Zone, Ward 1 (M. McDonald), was considered by the Planning Commission on December 21, 2000.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. A detailed Site Development Plan Review application shall be approved by the Planning Commission for **the first** phase of the overall site development prior to approval of issuance or any permits, any site grading, and all development activity on this site. **Subsequent phases shall be required to have a Site Development Plan Review approved administratively by the Planning and Development Department Staff.**
2. The site plans submitted with each detailed Site Development Plan Review application shall depict parking and access areas within the planning phase, prior to approval of issuance or any permits, any site grading, and all development activity on this site.
3. Building elevations submitted with each detailed Site Development Plan Review application shall depict detailed building elevations reflecting varied rooflines, building roofline accent features and regularly-spaced vertical facade elements on all sides of each building, prior to approval of issuance or any permits, any site grading, and all development activity on this site. In addition, all of the elevations shall include elevation materials and colors proposed.

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4. Building elevations submitted with each detailed Site Development Plan Review application shall depict loading dock enclosures, consisting of solid masonry walls of at least ten feet in height, along the length of loading spaces at the rear of any building incorporating a loading dock, prior to approval of issuance or any permits, any site grading, and all development activity on this site.
5. The site plans submitted with each detailed Site Development Plan Review application shall incorporate design standards for pedestrian pathways including conceptual landscaping of pathway right-of-way areas, and cross-sections of the pathways, prior to approval of issuance or any permits, any site grading, and all development activity on this site.
6. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed buildings. Lighting standards within the parking lots shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All exterior lighting shall meet the standards of LVMC section 19A.08.060(C).
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
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. A landscaping plan shall 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.
13. Service vehicles using the access onto Alta Drive will be encouraged to use Valley View Boulevard for access to and from the access at Alta Drive.

Public Works

14. Dedicate the full-width of Alta Drive adjacent to this site and dedicate additional 5 foot radii for total radii of 25 feet at the northeast and southeast corners of Alta Drive and Valley View Boulevard prior to the issuance of any building or grading permits for this site.
15. Construct all incomplete half-street improvements (sidewalk) on Alta Drive and Valley View Boulevard adjacent to this site concurrent with development of this site.
16. 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.
17. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, on site circulation 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.
18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this 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.

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19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

This item will be considered by the City Council on February 7, 2001, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

cc: Mr. Thomas Minwegen
Las Vegas Valley Water District
1001 South Valley View Boulevard
Las Vegas, Nevada 89153