



004041



December 8, 2000

Mr. Bert Cirincione
S C M E, Limited Liability Company
9995 Prairie Dove Avenue
Las Vegas, Nevada 89117

RE: Z-0107-00 - REZONING

Dear Mr. Cirincione:

Your request for a Rezoning FROM: R-E (Residence Estates) TO: C-1 (Limited Commercial) of 5.0 Acres on the southeast corner of Thom Boulevard and Rome Boulevard (APN's: 125-24-802-001 and 002), PROPOSED USE: COMMERCIAL CENTER, Ward 6 (Mack), was considered by the Planning Commission on December 7, 2000.

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

Planning and Development

1. The applicant shall submit a Site Development Plan Review for consideration by the Planning Commission at a public hearing prior to the issuance of building permits.

Public Works

2. Provide a copy of a recorded Joint Access and Parking Agreement between these two parcels comprising the overall site prior to the issuance of any permits; alternatively, the applicant may record a Reversionary Map or Commercial Subdivision Map to eliminate the existing lot lines or establish intersite access rights prior to the issuance of any permits for this site.
3. Construct half-street improvements including appropriate overpaving (if legally able) on Thom Boulevard and Rome Boulevard adjacent to this site concurrent with the first phase of development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site.
4. Provide a minimum of two lanes of paved, legal access to this site along a logical route concurrent with development of this site.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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5. Construct sidewalk on at least one side of all driveways connecting this site to Rome Boulevard and Thom Boulevard, such sidewalk shall continue until the first intersection of the driveway with the on-site circulation network, and shall terminate in a handicap ramp meeting current City Standards.
6. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate alignments and depth to provide public sewer service to this site prior to the issuance of any permits for this site. Extend public sewer in Rome Boulevard from Decatur Boulevard to Thom Boulevard concurrent with development of this site, unless an alternate sewer plan is submitted to and approved by the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
7. Meet with the Traffic Engineering Representative in Land Development 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.
8. All pad sites within this overall site shall have perpetual common access to all driveways connecting the overall site to the abutting public streets.
9. 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.
10. 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, or the recordation of a Final Map 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 or the recordation of a Final Map 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.

11. 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, or the recordation of a Final Map for this site, whichever may occur first, 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 or the recordation of a Final Map for this site, 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.

Standard Conditions

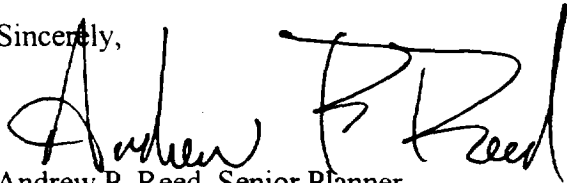
12. A Resolution of Intent with a two-year time limit.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.
15. 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.

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16. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet.
17. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrance(s) with submittal of plans for building permits as required by the Department of Building and Safety. Accessible routes shall have running slopes and cross slopes in accordance with the applicable code.

This item will be considered by the City Council on January 17, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:sd

cc: Mr. Mark Sabraw
2756 North Green Valley Parkway, #177
Henderson, Nevada 89014