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VIRGINIA VALENTINE



002470

August 14, 2000

Mr. Jack Wallis
Bank West of Nevada on behalf of Nigro Associates
2700 West Sahara Avenue
Las Vegas, Nevada 89102

RE: Z-0108-63(31) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Wallis:

Your request for a Site Development Plan Review FOR A PROPOSED 6,000 SQUARE FOOT OFFICE BUILDING on the northwest corner of Sahara Avenue and Paseo Del Prado, (APN: 162-05-801-012) C-1 (Limited Commercial) Zone, Ward 1 (M. McDonald), was considered by the Planning Commission on August 10, 2000.

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

Planning and Development

1. Abutting any public right-of-way, provide a minimum fifteen feet (15') wide landscape planter in addition to the width of any detached or attached sidewalk. The planter shall provide a minimum of one (1) 24-inch box deciduous or evergreen tree for every twenty (20) linear feet of planter, plus one (1) additional 24-inch box tree. Provide a minimum of four (4) shrubs of 5-gallon minimum each per each 24-inch box tree provided.
2. A landscaping plan, depicting 24-inch box trees every twenty (20) linear feet with a minimum of four (4) shrubs of 5-gallon minimum each per each 24-inch box tree, along Sahara Avenue, must 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.

Public Works

3. Grant a "Traffic Signal Chord" easement at the northwest corner of Sahara Avenue and Paseo Del Prado prior to the issuance of any permits.
4. 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 prior to occupancy of this site.

CITY OF LAS VEGAS
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5. Landscape and maintain all unimproved rights-of-way on Sahara Avenue adjacent to this site.
6. Obtain an Occupancy Permit for all landscaping and private improvements in the public right-of-way adjacent to this site prior to the issuance of any permits.
7. Provide a copy of a recorded Joint Driveway and Access Agreement or easement granting access rights for this site to the driveway on Sahara Avenue immediately west of this parcel prior to the issuance of any building or grading permits for this site. This condition is in accordance with Condition #3 of Parcel Map PM-51-981, which created this lot.
8. 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.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. 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.

9. An addendum to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Standard Conditions

10. All development shall be in conformance with the Site Development plan and building elevations.
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. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. 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.
15. 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.
16. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
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 September 20, 2000, 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:rlr

cc: Mr. Mike Nigro
Nigro Associates
4545 Spring Mountain Road, #105
Las Vegas, Nevada 89102

Mr. Ron Miller
Nigro Associates
4545 Spring Mountain Road, #105
Las Vegas, Nevada 89102