



002286



July 14, 2000

Mr. Frank Hawkins
5420 West Sahara Avenue, #202
Las Vegas, Nevada 89125

RE: Z-0020-97(29) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Hawkins:

Your request for a Site Development Plan Review and Waivers to allow a reduction of required minimum 100 foot lot width to 65 feet, minimum 10 foot side setbacks to 5 feet, required ten foot front sidewalk to five feet, required front 20 foot landscape to 0 feet, and parking requirements FOR THE CONVERSION OF A SINGLE FAMILY DWELLING TO A PROFESSIONAL OFFICE IN THE UNIVERSITY MEDICAL DISTRICT, on 0.25 acres located at 2009 Alta Drive (APN: 139-33-301-006), PD (Planned Development) Zone, Ward 5 (Weekly), was considered by the Planning Commission on July 13, 2000.

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

Planning and Development

1. One motorcycle space shall be provided.
2. The sidewalk width along Alta Drive shall match that of the Alta Drive frontage of 501 South Tonopah Drive.
3. All residential uses shall be eliminated upon conversion to office use.
4. A landscaping plan 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

5. Construct all incomplete half-street improvements (sidewalk and streetlights) and remove and replace all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All construction shall be coordinated with the approved Alta Drive widening plans on file with the City Engineer's office. (Public Works)

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6. 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. (Public Works)
7. 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. 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.

Standard Conditions

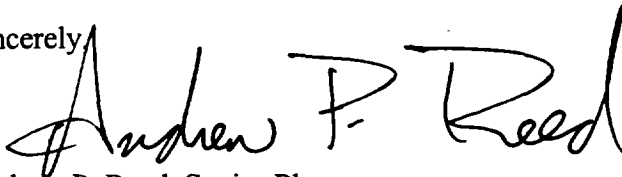
8. All development shall be in conformance with the Site Development plan and building elevations.
9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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11. All City Code requirements and design standards of all City departments must be satisfied.
12. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
13. 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 August 16, 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:sd

cc: Mr. Mel Lacquement
208 Campbell Drive
Las Vegas, Nevada 89107

Item #105 – Z-20-97(29)

Add a condition:

Pedestrian walkway easements shall be granted to the City for all public sidewalks not within the public street right of way.