



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



001082

June 16, 2000

Ms. Stacy Rush
Charleston Associates, Limited Liability Company
on behalf of Washington Mutual Bank, FA
9510 West Sahara Avenue, Suite 200
Las Vegas, Nevada 89117

RE: Z-0030-92(15) - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Rush:

Your request for an Administrative Site Development Plan Review FOR A PROPOSED 5,041 SQUARE FOOT BANK on 0.92 Acres on the north side of Charleston Boulevard, east of Rampart Boulevard (APN: 138-32-412-010), C-1 (Limited Commercial) Zone, Ward 2 (L. B. McDonald), has been reviewed by staff.

Staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. 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. Landscaping must be provided as required by the Las Vegas Urban Design Guidelines and Standards. Revisions to the plan shall include trees placed within landscape fingers placed every six (6) spaces in the parking lot. Provide a tree in the planter on the south side of the main entrance, in addition to the proposed ground cover

Public Works

2. 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, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
3. An update to the previously approved Traffic Impact Analysis for the Peccole Town Center (aka Boca Park) shall be submitted to and approved by the Department of Public Works prior to the issuance of building or grading permits for this site, whichever may occur first. This site is within the proposed "Phase 2" portion of the Peccole Town Center; the Traffic Impact Analysis update shall address all outstanding issues heretofore deferred until Phase 2, unless an alternative Phasing Plan is submitted to and approved by the Department of Public Works.

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

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

4. Site development to comply with all applicable conditions of approval for the Peccole Town Center (AKA Boca Park), Zoning Reclassification Z-30-92 and all other subsequent site-related actions, as required by the Department of Public Works and the Planning and Development Department.

Planning and Development

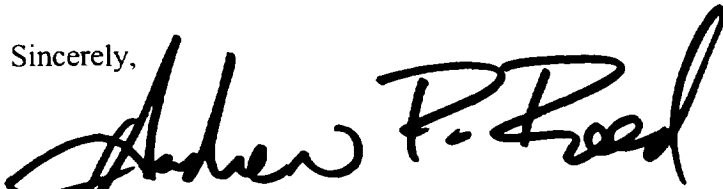
5. All development shall be in conformance with the Site Development plan and building elevations.
6. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
8. All City Code requirements and design standards of all City departments must be satisfied.
9. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
10. 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 to provide transportation hazards.
11. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
12. 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.

Ms. Stacy Rush
Z-0030-92(15) - Page Two
June 16, 2000

13. Wheel stops shall be used at every parking space that fronts a pedestrian walkway and/or landscape area.

This action by the City of Las Vegas Planning and Development staff is final. If you have any questions please contact me at (702) 229-6882.

Sincerely,



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

APR:sd

cc: Corporate Properties Services
Washington Mutual Bank, FA
1201 Third Avenue
Seattle, Washington 98101

Mr. Paul Bohaboy, AIA
Design Forum, Inc.
7575 Paragon Road
Dayton, Ohio 45459