

003420

May 16, 2000

Mr. Steven A. Avena
2300 South Rancho Drive, Suite 204
Las Vegas, Nevada 89102

RE: Z-0023-00(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Avena:

Your request for a Site Development Plan Review FOR A PROPOSED 2,652 SQUARE FOOT DENTAL OFFICE on 0.63 acres located at 3117 West Charleston Boulevard, (APN: 162-05-112-007), proposed O (Office) Zone, Ward 1 (M. McDonald), was considered by the Planning Commission on May 11, 2000.

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

Planning and Development

1. The depicted handicap parking space shall be revised to be van-accessible, and an additional handicap parking space provided.

Public Works

2. 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. The proposed drive shall be a minimum of 24 feet wide to allow for 2-way vehicular access from Charleston Boulevard to the parking lot. Also, the proposed driveway accessing Charleston Boulevard shall receive approval from the Nevada Department of Transportation.

Planning and Development

3. Site development to comply with all applicable conditions of approval for Z-0023-00 and all other site-related actions as required by the Department of Public Works and the Planning and Development Department.
4. All development shall be in conformance with the Site Development plan and building elevations.

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

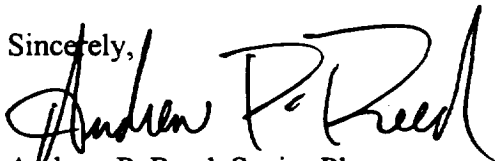
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5. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
7. All City Code requirements and design standards of all City departments must be satisfied.
8. 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.
9. 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.
10. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
11. 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 June 21, 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. Patrick Batte, Architect
741 Rocky Trail Road
Henderson, Nevada 89014