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CITY MANAGER
VIRGINIA VALENTINE



000699

April 18, 2000

Mr. Larry Miller
Peccole Ranch Partnership
851 South Rampart Boulevard
Las Vegas, Nevada 89145

RE: Z-00139-88(40) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Miller:

Your request for a Site Development Plan Review FOR A PROPOSED 73,098 SQUARE FOOT COMMERCIAL CENTER ON 8.37 acres adjacent to the southwest corner of Charleston Boulevard and Fort Apache Road (APN: 163-05-110-002) C-1 (Limited Commercial) Zone, Ward 2 (L. B. McDonald), was considered by the Planning Commission on April 13, 2000.

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

1. The final elevation drawings of the shopping center shall be reviewed by staff prior to the issuance of building permits for that structure
2. The appearance of the rear elevation of the Chili's restaurant shall be enhanced to match that of the remainder of the structure.
3. 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. (Public Works)
4. 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 driveways on Charleston Boulevard shall also meet the approval of the Nevada Department of Transportation. (Public Works)
5. Provide pedestrian walkway easement for all meandering walkways not located within the Fort Apache Road public right-of-way adjacent to this site, if not already provide by the master Developer. (Public Works)
6. Landscape and maintain all unimproved rights-of-way on Charleston Boulevard and Fort Apache Road adjacent to this site. (Public Works)

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400 STEWART AVENUE
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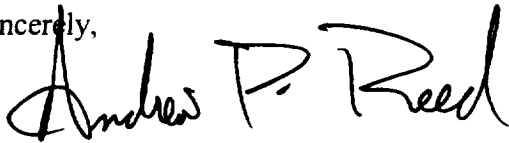
7. If not already done by the Master Developer, submit an Application for Occupancy Permit for all landscaping and private improvements located in the Charleston Boulevard public right-of-way adjacent to this site prior to occupancy of this site. (Public Works)
8. This site shall provide perpetual common access between this site and the existing developed pad sites and shall have perpetual common access to all driveways connecting each pad site to the abutting streets. (Public Works)
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, 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 as recommended in the approved drainage plan/study. (Public Works)
10. Site development to comply with all applicable conditions of approval for Z-139-88 and all other site-related actions. (Public Works)
11. All development shall be in conformance with the site plan and building elevations (as amended by the above conditions).
12. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.
16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
17. 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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18. 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 for transportation hazards.
19. 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 Planning and Development Department. 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 May 17, 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: Ms. Dena Friend
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89146