



012180



February 28, 2000

Mr. John Ritter  
Rome 13 75, et al  
3320 North Buffalo Drive, Suite 204  
Las Vegas, Nevada 89129

RE: Z-76-98(10) - SITE DEVELOPMENT PLAN REVIEW

MAYOR  
OSCAR B. GOODMAN

Dear Mr. Ritter:

CITY COUNCIL  
MICHAEL J. McDONALD  
(MAYOR PRO-TEM)  
GARY REESE  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK

The City Council at a regular meeting held January 19, 2000 APPROVED the request for a Site Development Plan Review on property located on the southwest corner of Buffalo Drive and Rome Boulevard FOR A PROPOSED 265,100 SQUARE FOOT COMMERCIAL CENTER, TC (Town Center) Zone, Size: 24.85 Acres, Ward 4 (Brown) [new Ward 6 (Mack)], APN's: 125-21-801-003, 004, 012, 015 and 017. The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2000. This approval is subject to:

CITY MANAGER  
VIRGINIA VALENTINE

1. The impact statement required by Senate Bill 191 shall be submitted by January 4, 2000 for staff review.
2. The northernmost parcel of the subject site shall be rezoned to TC (Town Center) prior to any approval of development on the parcel. The applicant shall cooperate with the Planning & Development staff to file the necessary rezoning applications by February 18, 2000.
3. The site plan shall be revised to depict the required handicap accessible parking spaces within 100 feet of the front doors of Shops D, F and G.
4. The site plan shall be revised to depict loading dock enclosures, consisting of solid masonry walls, of at least ten feet in height, along the length of loading spaces depicted at the rear (east) of shop buildings E, F and G.
5. Wallpack lighting shall not be allowed on any of the proposed buildings. Lighting standards within the parking at the east side of the site shall be no more than 15 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights.
6. Compliance with the landscape plan dated November 1, 1999, however the landscape plan shall be revised to depict the required accent paving at all street intersections.
7. The applicant shall add two 36-inch box trees to the site at the angle of the northern driveway toward the east of this project.
8. Deliveries shall be restricted to after 6:00 a.m. and prior to 11:00 p.m.
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All exterior lighting shall meet the standards of LVMC section 19A.08.060 (C).

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11. The building elevations for the anchor building shall be revised to provide a design more consistent with the depicted elevations of the shops, incorporating pitched roof elements, varied roofline heights, and rooftop features at the northeast and southeast corners. In addition, the revised elevations must include elevation colors to be used. All elevations shall be subject to the approval of Planning and Development Department staff.
12. The chain-link material to be used in the anchor garden shop enclosure shall consist of black coated mesh material.
13. The east building elevations for the shops shall be revised to depict use of vertical elements, such as foam pop-out 'column' features reflecting the depicted west elevations.
14. A signage plan for all free-standing and wall signage shall be submitted for approval of Planning and Development Department staff prior to the issuance of a Certificate of Occupancy for any building on the site.
15. The applicant shall have constructed a six foot high decorative block wall, with at least 20 percent contrasting materials, along the entire length of the eastern site boundary.
16. Dedicate, obtain dedication, or provide proof of existing dedication for 90 feet of right-of-way adjacent to this site for the Frontage Road (AKA Sky Point Drive) and dedicate 50 feet or 100 feet (as appropriate) for the Buffalo Connector Road along the east edge of this site. Also dedicate or obtain dedication or roadway easements for the full 100 foot width of the re-aligned Buffalo Drive, the northern portion of the Buffalo Connector Road (north of the Rome Boulevard alignment), and the west half of the cul-de-sac terminating Rome Boulevard (along the old Buffalo Drive alignment) that lie within the Bureau of Land Management (BLM) parcel to the north. Dedicate or obtain dedication (or easements) for 54 foot radii on the southwest and southeast corners of Buffalo Drive and the Buffalo Connector Road and a 54 foot radius at the northwest corner of Sky Point Drive and the Buffalo Connector Road as required by the Department of Public Works.
17. Submit applications to the City (and Clark County, as appropriate) to vacate all existing public rights-of-way in conflict with this proposal (i.e. Conough Lane, Rome Boulevard, and those portions of Buffalo Drive which are not required for the proposed cul-de-sac north of Rome Boulevard) as required by the Department of Public Works. Such Vacation Application(s) shall be acted upon by City Council or County Commission prior to the approval of any Final Maps for this site and shall record prior to the issuance of any grading or building permits or the recordation of any Maps overlying the areas to be vacated. If such Vacation Applications are not approved, this site shall be redesigned and any applicable Maps shall be revised to accommodate the existing rights-of-way as required by the Department of Public Works.

18. Construct half street improvements on the realigned Buffalo Drive from the west edge of this site to the point at which Buffalo Drive is returned to its normal (north-south) alignment (as depicted on Exhibit A), and full-width or half street improvements as appropriate on the Buffalo Connector Road adjacent to this site and northward to the intersection with the realigned Buffalo Drive concurrent with development of this site. Also, extend a minimum of two lanes of paving on Buffalo Drive from the north edge of the Buffalo Drive half-street improvements to Deer Springs Road; temporary "Goecke" paving may be allowed to fulfill this requirement. If not already in place at the time of development, construct half street improvements including the full-width median island on Sky Pointe Drive, in accordance with the approved cross section for the Town Center Frontage Road, adjacent to the entire site concurrent with development of this site as required by the department of Public Works. In addition, construct widened paving, if legally able, on the realigned Buffalo Drive and Sky Pointe Drive adjacent to the "Not-A-Part" piece of the west of this site; temporary "Goecke" paving may be used for such widened paving. The cross-section to be constructed along the Buffalo Connector Road shall be constructed to less than the full dedicated right-of-way width, in accordance with the cross-section depicted on Exhibit B. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The applicant shall agree to participate in all future Special Improvement Districts created for the construction and/or maintenance of roadway improvements and landscaping adjacent to this site if required by the Department of Public Works. All improvements shall be constructed as above and shall commence within one year of approval of this item by the City Council, unless an alternate plan is submitted to and approved by the City Planning Engineer. Failure to comply with this condition may result in this item being reconsidered by the City Council.
19. In lieu of construction of the proposed relocated Frontage Road adjacent to this site, the applicant may contribute moneys in an amount to be determined by the City Planning Engineer to facilitate the future construction of the full width frontage road as shown in the Town Center Development Standards adjacent to this site prior to the issuance of permits for this site as required by the Department of Public Works. This contribution may be waived if an acceptable alternative is submitted to and approved by the City Planning Engineer (such as a Covenant Running With Land agreement anticipating the possible future Town Center Special Improvement District).
20. A Traffic Impact Analysis including a Master Driveway and On-Site Circulation Plan shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the recordation of a Final Map for this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 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. The Master Driveway Plan shall indicate the number and approximate location of all driveways servicing this site; no additional driveways shall be allowed unless specifically allowed in writing by the Traffic Engineer. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will.

Mr. John Ritter  
Z-76-98(10) – Page Four  
February 28, 2000

- 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.
21. Obtain all necessary Bureau of Land Management (BLM) easements or encroachment rights for all landscaping and improvements located on BLM property prior to occupancy of this site as required by the Department of Public Works.
  22. Landscape and maintain all unimproved right-of-way on the Buffalo Connector Road adjacent to this site as required by the Department of Public Works.
  23. Submit an Encroachment Agreement for all landscaping and private improvements located in the Buffalo Connector Road public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
  24. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading 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 recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
  25. Landscaping and a permanent underground sprinkler system shall be installed 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.
  26. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
  27. Site development to comply with all applicable conditions of approval for Z-76-98 and all other site-related actions as required by the Department of Public Works.

Sincerely,

  
BARBARA JO RONEMUS  
City Clerk *bjr*

/ac  
See Attached List

Mr. John Ritter  
Z-76-98(10) – Page Five  
February 28, 2000

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. Of Fire Services  
Land Development Services

Mr. Calvin Champlin  
Quadrant Planning  
3320 North Buffalo Drive, Suite 205  
Las Vegas, Nevada 89129

Mr. John Ritter  
Rome Properties  
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Las Vegas, Nevada 89129

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Las Vegas, Nevada 89129