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012548

December 6, 1999

Mr. Bruce Bayne
Peccole 1982 Trust on behalf of
Peccole Nevada Corporation
851 South Rampart Boulevard #220
Las Vegas, Nevada 89128

RE: Z-34-81(10) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Bayne:

Your request for a Site Development Plan Review on property located on the south side of Charleston Boulevard, between Fort Apache Road and Odette Lane, FOR A PROPOSED 151,612 SQUARE FOOT RETAIL BUILDING (COSTCO), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-2 (General Commercial), Size: 16.74 Acres, Ward 2 (L. B. McDonald), APN's: 163-05-101-001 and 163-05-501-001, was considered by the Planning Commission on December 2, 1999.

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

1. The applicant shall work with Public Works and the surrounding neighborhood to determine the feasibility of terminating Odette Lane adjacent to this site. If such termination is determined to be feasible, the applicant shall submit appropriate Vacation applications and provide all necessary dedications to accomplish such termination, and shall construct all necessary improvements to terminate Odette Lane in a manner acceptable to the Department of Public Works. Such termination, if allowed, shall be constructed and in place prior to occupancy of this site.
2. The site plan shall be revised to provide 13 handicap spaces, of which 2 must be van accessible.
3. The 5 feet 8 inch landscape planter shown along the south property line shall be increased to 15 feet in width and shall include 36 inch box trees spaced 20 feet on center, shrubs and ground cover.
4. All required twenty-four inch box trees within the parking lot shall be placed within planters that conform to the City of Las Vegas Urban Design Guidelines and Standards.

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5. The four stucco accent areas located along the north elevation shall be popped out a distance of 8 to 24 inches.
6. The color of the accent band (currently shown as "safety red"), as well as the remainder of color scheme shall be administratively reviewed and subject to revision by staff prior to the issuance of building permits as required by the Planning and Development Department.
7. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the southeast corner of Charleston Boulevard and Fort Apache Road prior to the issuance of any permits as required by the Department of Public Works.
8. Construct all incomplete half-street improvements on Fort Apache Road and Odette Lane adjacent to this site concurrent with development of this site as required by the Department of Public Works.
9. If not already constructed or guaranteed by the Master Developer, construct the full-width of the access drives onto Fort Apache Road, Charleston Boulevard and Odette Lane (if allowed) and appropriate on-site paving to provide for two-way vehicular traffic concurrent with development of this site as required by the Department of Public Works. In addition, remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
10. All buildings, pad sites, or parcels comprising this overall development site shall have perpetual, unobstructed access to all driveways connecting this site to Fort Apache Road, Charleston Boulevard, and Odette Lane as required by the Department of Public Works.
11. 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 as required by the Department of Public Works. In addition, the proposed driveways on Charleston Boulevard shall comply with the requirements of the Nevada Department of Transportation.

12. 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. 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 for this site. The Traffic Impact Analysis shall include a section identifying the impact of introducing non-residential traffic onto Odette Lane, and shall propose specific means to mitigate such impacts. 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. 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 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.
13. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
14. 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, 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.

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15. Site development to comply with all applicable conditions of approval for Z-34-81 and all other subsequent site-related actions as required by the Department of Public Works.
16. All development shall be in conformance with the site plan and building elevations as amended by the above conditions.
17. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning and Development Department 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.
18. A landscaping plan must first 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.
19. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
20. All City Code requirements and design standards of all City departments must be satisfied.
21. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
22. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
23. 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.
24. Where new mains are extended along streets and fire hydrants are not needed of protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.

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25. 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 January 19, 2000, at a ***TIME CERTAIN OF 2:00 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
6763 West Charleston Boulevard
Las Vegas, Nevada 89146