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November 2, 1999



011749

Mr. Randy Blood  
528 Casino Center Trust  
2575 South Cimarron Road  
Las Vegas, Nevada 89117

**RE: Z-100-64(171) - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Blood:

Your request for a Site Development Plan Review on property located at 528 South Casino Center Boulevard FOR A PROPOSED 5,850 SQUARE FOOT, TWO-STORY OFFICE BUILDING, R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Size: 0.16 Acres, Ward 1 (McDonald), APN: 139-34-311-048, was considered by the Planning Commission on October 28, 1999.


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

1. A plan for off-site parking, acceptable to the Planning Director, shall be submitted to and approved by the Planning and Development Department prior to issuance of any building or grading permit permits. Compliance with the recommendations of the approved off-site parking plan shall be reflected in any construction plans or the issuance of any permits prior to occupancy of the site.
2. The landscape plan shall be revised depict a minimum of three 24 inch box trees along Casino Center Boulevard and a minimum of seven 24 inch box trees along Bonneville Avenue. Minimum five-foot wide planters shall also be depicted within the property boundary at the driveway entrance off of Bonneville Avenue. A Reversionary Map to revert the underlying lots to average shall record prior to the issuance of any permits for this site as required by he Department of Public Works.
3. Double roofing material, other than asphalt shingles, shall be used on the building.
4. Dedicate a 10 foot radius on the northwest corner of Casino Center Boulevard and Bonneville Avenue prior to the issuance of any permits as required by the Department of Public Works.
5. Construct a handicap ramp on the northwest corner of Casino Center Boulevard and Bonneville Avenue concurrent with development of this site as required by the Department of Public Works.
6. Remove all substandard public street and alley improvements and unused driveway cuts, 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.
7. 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.

8. A Traffic Impact Analysis shall 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. 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. 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. Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works. 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 City reserves the right to utilize the contributed traffic monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development.
9. Landscape and maintain all unimproved right-of-way on Casino Center Boulevard and Bonneville Avenue adjacent to this site as required by the Department of Public Works.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in the Casino Center Boulevard and Bonneville Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

This item will be considered by the City Council on Wednesday, December 1, 1999 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,



Chris Glore, Senior Planner  
Planning and Development Department  
Current Planning Division

CG:clb

cc: Tiberti-Blood Inc.  
2575 South Cimarron Road  
Las Vegas, Nevada 89117