



012527

September 14, 1999

Mr. Nader-Noorozi  
Mr. and Mrs. James A. Rissler  
607 North Johnson  
Charles City, Iowa 50616

**RE: Z-51-99 - REZONING**

Dear Applicant:

Your request for a Rezoning on property located on the northwest corner of Vegas Drive and Fairhaven Street, From: U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] To: C-1 (Limited Commercial), PROPOSED USE: 6,435 SQUARE FOOT RETAIL/OFFICE BUILDING, Size: 0.54 Acres, Ward 4 (Brown), APN:-138-24-803-023, was considered by the Planning Commission on September 9, 1999.

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

1. A revised site plan, indicating that there shall be no access to Fairhaven Street from this site, shall be submitted to the Planning Department for review and approval
2. The building exterior shall be aesthetically enhanced as required by the Planning and Development Department.
3. Vacation Application VAC-38-99 (or similar action), must record prior to the issuance of any grading or building permits, whichever may occur first, overlying any part of the area to be vacated as required by the Department of Public Works.
4. Construct half-street improvements on Fairhaven Street and construct all incomplete half-street improvements on Vegas Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works.
5. Construct a public sewer line in Fairhaven Street adjacent to this site and extending 5 feet north of the northern edge of this site prior to the construction of hard surfacing on Fairhaven Street as required by the Department of Public Works.
6. Meet with the Traffic Engineer 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.

MAYOR  
OSCAR B. GOODMAN

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

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7. 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. 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 contribute \$1,000.00 for neighborhood traffic mitigation prior to the issuance of building or off-site permits, whichever may occur first, as required by 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.
8. 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.
9. A Resolution of Intent with a 12 month time limit.
10. 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.
11. 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.

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12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
15. 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.
16. 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.
17. 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.
18. 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 October 20, 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,



Andrew P. Reed, Senior Planner  
Planning and Development Department  
Current Planning Division

APR:sd

cc: Mr. Dennis Rusk  
3960 East Patrick Lane #203  
Las Vegas, Nevada 89120