



012448



August 3, 1999

Mr. Ernest A. Becker, Jr.
Becker & Sons
50 South Jones Boulevard, Suite 100
Las Vegas, Nevada 89107

RE: SITE DEVELOPMENT PLAN REVIEW - Z-90-95(3) AND Z-36-97(1)

Dear Mr. Becker:

Your request for a Site Development Plan Review on property located between Michael Way and Rancho Drive north of Smoke Ranch Road and south of Cheyenne Avenue, FOR A PROPOSED 328,121 SQUARE FOOT PROFESSIONAL PLAZA; AND TO ALLOW A DELAY OF ON-SITE AND OFF-SITE IMPROVEMENTS WHICH WERE REQUIRED AS CONDITIONS OF APPROVAL, C-2 (General Commercial) and R-E (Residence Estates) Zones under Resolution of Intent to C-M (Commercial/Industrial) and O (Office), Size: 30.22 Acres, Ward 4 (Brown), APN: 138-13-504-005, was considered by the Planning Commission on July 29, 1999.

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

1. A temporary chain link fence shall be constructed along Michael Way as part of the first phase of development of this site.
2. An Avigation Easement shall be recorded, in a form acceptable to the Clark County Department of Aviation, prior to the issuance of development permits for this site as required by the Planning and Development Department.
3. The applicant shall file form 7460-1 "Notice of Proposed Construction or Alteration" with the FAA, and receive a permit from the Clark County Director of Aviation prior to the construction of any building on this site. Proof of filing and approval must be presented to the Planning and Development Department prior to the issuance of permits.
4. Construct half-street improvements on Michael Way adjacent to this site concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. Construction of Michael Way improvements shall commence within 360 days of approval of this action by the City Council. Failure to comply with this condition shall result in this item being reconsidered by the City Council. This Condition supersedes Condition #10 of Z-36-97 and Condition #3 of Z-90-95(1).
5. Construct all incomplete half-street improvements on Rancho Drive adjacent to this entire overall site concurrent with the first phase of development that abuts the Rancho Drive corridor 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

CITY MANAGER
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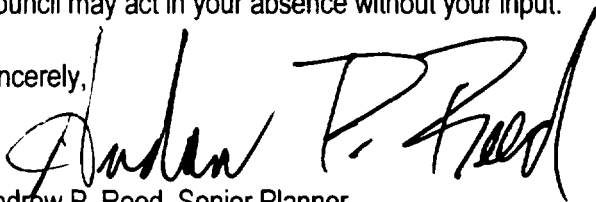
6. Construct the full width driveway on Rancho Drive concurrent with the first phase of development anywhere on this site, and construct appropriate on-site paving to provide for two-way traffic between Rancho Drive and each phase of development as required by the Department of Public Works.
7. Meet 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. Provide to the City Collections System Engineer a sewer relocation and abandonment plan for the existing sewer lines and easements prior to the issuance of any building permits. All sewer lines conflicting with new construction shall be removed and relocated and all existing easements shall be vacated and re-granted for the new sewer lines prior to the issuance of any building permits for any buildings or structures overlying the existing sewer easements as required by the Department of Public Works. No buildings will be permitted to encroach within existing public sewer easements.
9. 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. This condition supersedes condition #14 of Z-36-97 and condition #19 of Z-90-95.
10. Site development to comply with all applicable conditions of approval for Z-90-95, Z-36-97, the Insight Aircenter Rancho Commercial Subdivision (if applicable), and all other applicable site-related actions as required by the Department of Public Works.
11. All development shall be in conformance with the site plan (as amended by the above conditions) and building elevations.

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12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
15. All City Code requirements and design standards of all City departments must be satisfied.
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 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.
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 September 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,



Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd