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CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101



011582

August 11, 1999

Mr. Mike Turner
Sun Financial Company
2545 South Torrey Pines Drive
Las Vegas, Nevada 89102

RE: Z-100-64(167) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Turner:

The City Council at a regular meeting held July 26, 1999 APPROVED the request for a Site Development Plan Review on property located on the northwest corner of Casino Center Boulevard and Garces Avenue FOR A PROPOSED 12,384 SQUARE FOOT OFFICE BUILDING, R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial), Size: 0.32 Acres, Ward 1 (McDonald). The Notice of Final Action was filed with the Las Vegas City Clerk on July 27, 1999. This approval is subject to:

1. The applicant or designated representative shall meet with the Comprehensive Planning Representative in the Planning and Development Department for assistance in the redesign of the proposed landscaping plan prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Five foot wide landscaped setbacks shall be provided within the property at the driveway entrance to Garces Avenue, and a landscape island shall be placed between the driveway to the alley way and the closest parking space. Landscaping elements should be consistent along both street frontages. In addition, no more than one monument sign will be allowed, and the sign shall be located within the subject property, outside of the sight distance setback triangle.
2. A plan for permanent off-site parking for all required parking spaces not provided on-site shall be submitted to and approved by the City Planning Director or his designated representative prior to the issuance of any building or grading 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.
3. Dedicate a 10 foot radius on the northwest corner of Casino Center Boulevard and Garces Avenue prior to the issuance of any permits as required by the Department of Public Works.
4. Construct all incomplete half-street improvements (sidewalk) and full width alley paving adjacent to this site, concurrent with development of this site as required by the Department of Public Works.
5. 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.

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6. 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.
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. Landscape and maintain all unimproved right-of-way on Casino Center Boulevard and Garces Avenue adjacent to this site as required by the Department of Public Works.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Casino Center Boulevard and Garces Avenue public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

Sincerely,


BARBARA JO RONEMUS
City Clerk DP

/ac

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

Mr. Timothy J. McGarry
Tripoly Limited Liability Company
302 East Carson Avenue, Suite #1102
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