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012510

July 27, 1999

Dr. Leon Steinberg
Sahara Rancho Enterprises
Sahara Rancho Office Center
2950 South Maryland Parkway
Las Vegas, Nevada 89109-2204

RE: Z-41-99 - REZONING

Dear Dr. Steinberg:

Your request for a Rezoning on property located on the north side of Sahara Avenue, east of Rancho Drive, From R-3 (Medium Density Residential), P-R (Professional Office and Parking) and C-1 (Limited Commercial) To: C-1 (Limited Commercial), PROPOSED USE: A 357,342 SQUARE FOOT OFFICE COMPLEX, Size: 14.53 Acres, Ward 1 (McDonald), APN: 162-04-401-001 through 004, was considered by the Planning Commission on July 22, 1999.

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

1. A Site Development Plan Review application shall be approved by the Planning Commission prior to issuance of any permits, any site grading, and all development activity for this site.
2. The applicant shall install an eight foot high block wall along the entire northern property line. The block wall shall be capped, and stucco finished on both sides. A temporary chain-link fence shall be installed, at applicant expense, along the entire northern property line during construction of the block wall.
3. The site plan shall be revised to depict minimum 36-inch box trees 20 feet on center along the entire length of the planter abutting the single-family residences, and to depict minimum 36-inch high landscaped berms along the Rancho Drive frontage south of Building 3, and along the southern property line where it adjoins the service station property.
4. This rezoning approval limits the proposed building area to no less than 80 percent professional office uses and to no more than 20 percent other commercial uses.
5. Surface parking lot lighting standards shall be no more than twelve feet in height, and shall utilize 'shoe-box' fixtures to prevent light glare to off-site locations

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6. Construct all incomplete half-street improvements (sidewalk) on Rancho Drive adjacent to this site. Additionally, remove all substandard public street improvements and 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.
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 and per Nevada Department of Transportation (N.D.O.T.) standards as required by the Department of Public Works.
8. A proposal-specific 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 or the recordation of a Map further subdividing this site, whichever may occur first. 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 or the recordation of a Map further subdividing this site. 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.
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 Map further subdividing 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, or the recordation of a Final Map for this site, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct

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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 item will be considered by the City Council on Wednesday, 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,



Chris Glore, Senior Planner
Current Planning Division

CG:cl

cc: Mr. Larry Staples
JMA Architecture Studios
4292 South Maryland Parkway
Las Vegas, Nevada 89119