



July 27, 1999



012429

Ms. Dawn Harris
Mountain Spa Residential Development, Limited Liability Company
2810 West Charleston Boulevard
Las Vegas, Nevada 89146

RE: Z-75-91(7) - SITE DEVELOPMENT PLAN REVIEW

MAYOR
OSCAR B. GOODMAN

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

CITY MANAGER
VIRGINIA VALENTINE

Dear Ms. Harris:

Your request for a Site Development Plan Review on property located adjacent to the northwest corner of the intersection of Rainbow Boulevard and Grand Teton Drive FOR A PROPOSED 11,375 SQUARE FOOT MAINTENANCE BUILDING, R-PD3 (Residential Planned Development - 3 Units Per Acre) Zone, Size 2.06 Acres, Ward 4 (Brown), APN: 125-10-801-001, 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. Provide landscaping as required by Title 19A and the Las Vegas Urban Design Guidelines and Standards.
2. The applicant shall incorporate one 36-inch box tree for every three trees along the South and East landscape buffers to provide a more significant visual buffer.
3. The applicant shall construct a nominal six foot high decorative block wall with at least 20 percent contrasting material as required by Title 19A and the Las Vegas Urban Design Guidelines and Standards.
4. Any lighting provided on site shall be shielded and directed downward and shall not shine onto any neighboring property. Wall-mounted lights shall be prohibited except for shoe-box style lights. All light poles shall be limited to a maximum height of 12 feet.
5. All golf carts shall be stored, maintained, and repaired within the enclosed building.
6. If not already constructed prior to development of this site, construct half-street improvements including medians and appropriate overpaving on Grand Teton Drive adjacent to this site and extend the half-street improvements westward to Tenaya Way concurrent with development of this site 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All required public street improvements on Grand Teton Drive shall be constructed within one year of City Council approval of this Site Development Plan Review. Failure to comply with this condition shall result in this item being reconsidered by the City Council.

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7. The final location of the driveway accessing Rainbow Boulevard shall meet the approval of the Traffic Engineer as required by the Department of Public Works.
8. Construct a public sewer stub in Rainbow Boulevard a minimum of 5 feet beyond the Grand Teton Boulevard improvements to a location acceptable to the City Planning Engineer concurrent with development of this site. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. If entry gates are proposed for the driveways accessing Rainbow Boulevard and Grand Teton Boulevard, they shall be set back a sufficient distance such that the largest vehicle anticipated to service this site can pull completely out of the public right-of-way to open or close the gate as required by the Department of Public Works.
10. As agreed upon in a letter dated February 10, 1998 between the Mountain Spa Development Corporation and the City of Las Vegas, an addendum to the overall Mountain Spa Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the final inspection of any building within the Mountain Spa Development project as required by the Department of Public Works. This addendum shall address changes in access to this site including the impact this site will have to the Durango/95 interchange. Comply with the recommendations in accordance with the approved update. No recommendation of the approved update to the overall Mountain Spa 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.
11. A site specific 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 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. The Drainage Study required by the Mountain Spa Parcel 4 (TM-31-99) may be used to satisfy this requirement if this site is included in the study.
12. The proposed multi-use trail and median island along Grand Teton Drive shall be constructed by the developer and maintained by the Homeowner's Association.

Ms. Dawn Harris
Z-75-91(7) - Page Three
July 27, 1999

13. Site development to comply with all applicable Conditions of Approval for Z-75-91, the Mountain Spa Tentative Map, the Mountain Spa Development Agreement, and all other subsequent site-related actions.
14. 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. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
15. A landscaping plan must be submitted to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the butting streets (excluding single family development).
17. All City Code requirements and design standards of all City departments must be satisfied.
18. 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.
19. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrances(s) with submittal of plan for building permits as required by the Department of Building and Safety. 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 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: Ms. Stacey Haley
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89146