

PLANNING &
DEVELOPMENT
DEPARTMENT



DEVELOPMENT
SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108

Voice

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

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012504

June 11, 1999

Mr. David Roark
City of Las Vegas
Office of Real Estate and Asset Management
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: Z-20-95(2) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Roark:

Your request for a Site Development Plan Review on property located on the north side of Harris Avenue, approximately 800 feet west of Mojave Road FOR A PROPOSED 10,265 SQUARE FOOT EARLY CHILDHOOD DEVELOPMENT CENTER, R-CL (Single Family Residential Compact-Lot) Zone under Resolution of Intent to C-V (Civic), Size: 5.28 Acres, Ward 3 (Reese), APN: 139-25-303-010, was considered by the Planning Commission on June 24, 1999.

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

1. All development shall be in conformance with the Site Development Plan and the building elevations.
2. A revised 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.
3. 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.
4. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single-family development).
5. All City Code requirements and design standards of all City departments must be satisfied, except as amended through this action.
6. 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.



Mr. Roark
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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. Also, the proposed driveway shall be aligned with or offset a minimum of 220 feet from the existing street on the south side of Harris Avenue.
8. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer, 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. 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 or other information acceptable to the City Planning Engineer, 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.

This item will be considered by the City Council on July 26, 1999 at 2:00 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. Roland Wisdom
Clark County
500 South Grand Central Parkway
Las Vegas, Nevada 89155-1733