

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

www.ci.las-vegas.nv.us

Mayor
Oscar Goodman

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine

Planning Commission
Michael Buckley
Craig S. Galati
Hank Gordon
Michael Mack
Marilyn Moran
Stephen Quinn
Leni Skaar

Board of Zoning Adjustment
Roberta S. Boyers
Elisa Del Prado
Byron A. Goynes
Michael Mack
Mark Solomon



011798

June 29, 1999

Mr. Larry Miller
Nevada Legacy 14 Limited Liability Company
851 South Rampart Boulevard
Las Vegas, Nevada 89128

RE: Z-43-98(1) - REVIEW OF CONDITION

Dear Mr. Miller:

Your request for a Site Development Plan Review on property located on the south side of Alta Drive, east of Hualapai Way FOR A SPORTS COMPLEX CONSISTING OF 120 TIMESHARE CONDOMINIUMS, A TENNIS CLUB, AND A HEALTH SPA, U (Undeveloped) Zone [TC (Tourist Commercial) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 16.87 Acres, Ward 2 (Adamsen), APN: 138-31-610-005, 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. Revise the landscape plan to incorporate minimum 36-inch box trees placed approximately 15 feet on center, within the 30-foot wide landscape area along the full length of the western property line.
2. Restrict the hours of play to between 6:00 a.m. and 10:00 p.m. for the eight outdoor tennis courts depicted in the western portion of the site, closest to the planned residential subdivision.
3. Provide pedestrian walkway easements for all public sidewalks not located in the public right-of-way prior to occupancy of any units on this site as required by the Department of Public Works.
4. 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. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
5. A landscaping plan shall 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.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

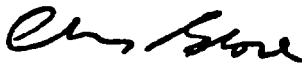


Mr. Miller
Z-43-98(1) - Page Two
June 29, 1999

7. All City Code requirements and design standards of all City departments shall be satisfied.
8. Parking and driveway plans shall be approved by the Traffic Engineer prior to the issuance of any permits.
9. 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.
10. Where new water mains are extended along streets and fire hydrants are not needed for protection of structures, hydrants shall be spaced at a maximum distance of 1,000 feet to provide for transportation hazards.
11. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
12. 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.
13. Site Development Plan to comply with all previous Conditions of Approval for Z-43-98 and all subsequent site related actions as required by the Department of Public Works.

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:d

cc: Mr. Larry Miller
Pecole Nevada Corporation
851 South Rampart Boulevard
Las Vegas, Nevada 89128

Ms. Dena Darling
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89146