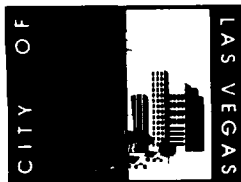


PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDE 702-386-9108
City Administration 229-6353
Community Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us



012469

April 27, 1999

Mr. Mark Schnippel
Chaisson Family Trust
40 Innesbrook Avenue
Las Vegas, Nevada 89113

RE: Z-95-98(2) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Schnippel:

Your request for a Site Development Plan Review on property located on the south side of Atwood Avenue, approximately 660 feet east of Hualapai Way FOR A 106 UNIT SENIOR APARTMENT DEVELOPMENT, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Development] under Resolution of Intent to PD (Planned Development), Size: 5.24 Acres, Ward 4 (Brown), APN: 138-07-401-005 and 006, was considered by the Planning Commission on April 22, 1999.

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

1. Revise the elevation to include additional fenestration and integration with the office building proposed adjacent to Cheyenne Avenue. The revised elevations shall be submitted for review by the Planning Commission Design Subcommittee.
2. Construct half-street improvements on Cheyenne Avenue, Atwood Avenue and Conquistador Street including appropriate over-paving adjacent to this site concurrent with development of this site as required by the Department of Public Works. Coordinate the construction of the Conquistador Street improvements with the Metropolitan Police Department to the east of this parcel. 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. Construction drawings for all required improvements on Cheyenne Avenue shall be submitted to the City within 180 days of approval of this zoning action by the City. The developer shall make all reasonable efforts to respond to City review comments in a timely manner, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council.

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



3. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
4. Extend the existing sewer line in Atwood Avenue to the west side of this site concurrent with development of this site and extend public sewer along Conquistador Street to service the commercial portion of this site as required by the Department of Public Works.
5. 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.
6. A site-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. 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 moneys shall be contributed prior to the issuance of any permits for 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this 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.
7. 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 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 moneys for the construction of neighborhood or local drainage improvements. The amount of such moneys 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.

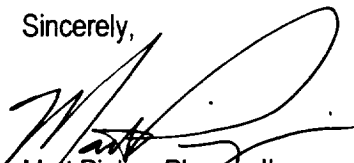
8. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
9. Conformance to the Site Plan and Building Elevations as amended by the above conditions.
10. Landscaping and a permanent underground 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.
11. A 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.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
15. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. Remove all substandard public street improvements and all 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.
17. 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.
18. 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.
19. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

Mr. Mark Schnippel
Z-95-98(2) - Page Four
April 27, 1999

20. 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 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 May 24, 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,



Matt Pinjuv, Planner II
Current Planning Division

MP:cl

cc: Mr. Tom Moss
Terra West Development
2685 South Rainbow Boulevard, Suite #212
Las Vegas, Nevada 89146

Ms. Sonia Moss
L.R. Nelson Engineering
3035 East Patrick Lane, Suite #9
Las Vegas, Nevada 89120