

PLANNING &
DEVELOPMENT



Development
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012491

April 20, 1999

Mr. Nicholas K. Lam
Shawbeth, Inc.
800 South Brand Boulevard
Glendale, California 91204-2106

RE: Z-11-99 - REZONING

Dear Mr. Lam:

Your request for a Rezoning on property located on the north side of West Sahara Avenue, approximately 665 feet east of Tenaya Way, From: U (Undeveloped) Zone [SC (Service Commercial) and O (Office) General Plan Designations] under Resolution of Intent to C-1 (Limited Commercial) and P-R (Professional Office and Parking) To: C-2 (General Commercial), PROPOSED USE: A 21,313 SQUARE FOOT USED CAR AND TRUCK DEALERSHIP, Size: 5.25 Acres, Ward 1 (McDonald), APN: 163-03-806-001, was considered by the Planning Commission on April 15, 1999.

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

1. Approval of a General Plan Amendment to GC (General Commercial).
2. No test drives shall be conducted on Via Olivero Avenue or other residential streets in the vicinity of this request.
3. Construct a nominal eight foot high decorative block wall, set back 10 feet for landscaping, parallel to Via Olivero Avenue as required by the Planning and Development Department.
4. The Sahara Avenue landscape planter shall be modified to include palm trees spaced 20 feet on center. All other landscaping shall as depicted on the submitted landscaping plan. This constitutes a waiver of the landscaping requirements for the vehicle storage area.
5. The installation and use of an outside public address or bell system is prohibited.
6. No used or discarded automotive parts shall be located in any open area outside of an enclosed building.
7. All exterior lighting shall be screened or otherwise designated so as to not shine directly on to any adjacent parcel.
8. All repair service shall be performed inside an enclosed area.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



9. There shall be no temporary on-premise signage (pennants, banners or flags) associated with the automobile dealership
10. There shall be no sidewalk constructed along the south side of Via Olivero Avenue.
11. The underlying resolutions of intent to C-1 (Limited Commercial) and P-R (Professional Office and Parking) are hereby expunged.
12. Dedicate an additional 14.5 feet for a total half street width of 75 feet on Sahara Avenue, prior to the issuance of any permits as required by the Department of Public Works.
13. Construct half-street improvements including appropriate overpaving on Via Olivero Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. Construct all incomplete half-street improvements (sidewalk) on Sahara Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Also, if necessary, remove all substandard public street improvements and unused driveway cuts, 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.
14. 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. A revised site plan shall be submitted to and approved by the City Traffic Engineer to specifically address on-site circulation of delivery trucks through this site, including appropriate turning radii; no parking or deliveries to this site shall be permitted in the public right-of-way. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
15. Contribute \$7,900.00 to partially fund the future upgrading of the existing traffic signal system at the intersection of Sahara Avenue and Tenaya Way prior to the issuance of building or off-site permits 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. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

16. Landscape and maintain all unimproved rights-of-way on Sahara Avenue and on Via Olivero Avenue adjacent to this site as required by the Department of Public Works. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Submit an Encroachment Agreement for all landscaping and private improvements (driveways) located in the Sahara Avenue and Via Olivero Avenue public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
18. 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, 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, 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.
19. A Resolution of Intent.
20. All development shall be in conformance with the plot plan and building elevations.
21. 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.
22. 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.
23. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
24. All City Code requirements and design standards of all City departments must be satisfied.

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25. 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.
26. 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.
27. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
28. 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.

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,



Kira Wauwie, Senior Planner
Current Planning Division

KW:sd

cc: Mr. R. Douglas Spedding
R. D. S., Inc.
2929 West 104th Avenue
Westminster, Colorado 80234

Mr. Cappy Hayes
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146