

PLANNING &  
DEVELOPMENT



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

TDD 702-385-7108  
Voice  
Administration 229-6353  
Comp. Planning 229-6022  
Current Planning 229-6301  
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012492

April 20, 1999

Mr. John Dodd  
Roman Catholic Bishop of Las Vegas  
P. O. Box 18316  
Las Vegas, Nevada 89114

**RE: Z-12-99 - REZONING**

Dear Mr. Dodd:

Your request for a Rezoning on property located on the south side of Lake Mead Boulevard, approximately 370 feet east of Martin L. King Boulevard, From: R-E (Residence Estates) To: R-PD18 (Residential Planned Development - 18 Units Per Acre), PROPOSED USE: 64 UNIT SENIOR MULTI-FAMILY RESIDENTIAL DEVELOPMENT, Size: 3.49 Acres, Ward 3 (Reese), APN: 139-21-701-003 and 139-21-702-002, 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. Submit an application to vacate all existing public right-of-way adjacent to this site in conflict with this proposal (i.e. Lexington Street) as required by the Department of Public Works. Such vacation shall terminate Lexington Street south of this site in a manner acceptable to the Department of Public Works. If approved, the Order of Vacation shall record prior to the issuance of any building or grading permits over any portion of the area to be vacated. Vacation of the existing public street, if allowed, may require the applicant to participate in the mitigation of the impact(s) of diverting existing pedestrian and vehicular traffic that currently use Lexington Street to other public corridors. Such mitigation requirements shall be determined at the time of approval of the required Vacation application.
2. Submit a revised site plan showing the decorative block wall on the inside of the landscape planter along Lake Mead Boulevard and Lexington Street, relocating the trash enclosure on the eastern parcel a minimum of 50 feet from the existing single family residences to the south.
3. Construct all incomplete half-street improvements on Lexington Street adjacent to this site concurrent with development as required by the Department of Public Works.
4. 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. Additionally, the driveways accessing Lexington Street shall be aligned with each other or be offset a minimum of 125 feet unless an alternative traffic mitigation plan is approved by the Traffic Engineering Division.

Mayor  
Jan Laverly Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Virginia Valentine




5. Provide a pedestrian friendly handicap access path between the two sites as required by the Department of Public Works.
6. Contribute \$5,300.00 for the future upgrading of the traffic signal system at the intersection of Lake Mead Boulevard and Martin L. King Boulevard 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.
7. 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.
8. 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 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.
9. A Resolution of Intent.
10. All development shall be in conformance with the plot plan as amended by the above conditions and the building elevations.
11. 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.
12. 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.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.

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15. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
16. 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.
17. Fifty percent of the units shall be designed with roll-in showers.

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. Ernest Freggiaro  
4588 Coachman Circle  
Las Vegas, Nevada 89119