

PLANNING &
DEVELOPMENT



Development
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Las Vegas, NV 89101

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Mayor
Jan Laverty Jones

Councilmen
Annie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Vaentire



March 30, 1999



Mr. Frank Strand
American West Homes
2700 East Sunset Road, Suite #5
Las Vegas, Nevada 89120

RE: ABEYANCE - U-5-99 - SPECIAL USE PERMIT

Dear Mr. Strand:

Your request for a Special Use Permit on property located on the east side of El Capitan Way, approximately 750 feet north of Alexander Road FOR PRIVATE STREETS, U (Undeveloped) Zone [DR (Desert Rural Density Residential) General Plan Designation], Ward 4 (Brown), APN: 138-05-801-010 and 011, was considered by the Planning Commission on March 25, 1999.

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

1. Dedicate 40 feet of right-of-way adjacent to this site for El Capitan Way and 30 feet for Juliano Road as required by the Department of Public Works.
2. Provide proof to the City that permanent legal access to this site through adjacent Clark County jurisdiction shall be provided prior to the recordation of a Final Map for this site. If such cannot be obtained, this site shall be modified to take access from El Capitan Way as required by the Department of Public Works.
3. Provide a minimum of two lanes of paved legal access to this site along a logical route prior to final inspection of any units in this development as required by the Department of Public Works. All construction vehicles shall access this site from a paved roadway surface.
4. Construct half-street improvements including appropriate overpaving, if legally able, on El Capitan Way and Juliano Road adjacent to this site as required by the Department of Public Works.
5. Contribute \$7,500.00 to partially fund a traffic signal system at the intersection of Alexander Road and El Capitan 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.
6. Meet with the Collection Systems Planning Section of Public Works to establish an acceptable alignment to provide public sewer to this site, prior to the submittal of construction drawings as required by the Department of Public Works. The developer shall comply with the recommendations of the Collection Systems Planning Engineer and all necessary easements shall be in place prior to the issuance of any grading or building permits.

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7. All gated access drives, if proposed, shall be designed and constructed in accordance Standard Drawing #222a as required by the Department of Public Works.
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. This site shall also be responsible to contribute monies to partially fund the Lone Mountain Detention Basin storm sewer out fall facilities associated with this drainage improvement facility; the amount of such monies shall be determined within the required Drainage Plan/Study and shall be contributed prior to the issuance of any permits or the release of a Final Map for recordation as required by the Department of Public Works.
9. A Homeowner's Association shall be established to maintain all private drives and/or streets, perimeter walls, landscaping and common areas created with this development. All landscaping 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.
10. 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 submittal of a Tentative Map.
11. All City Code requirements and design standards of all City departments must be satisfied.

This item will be considered by the City Council on April 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,



Kira Wauwie, Senior Planner
Current Planning Division

KW:sd

cc: Ms. Lisa Freestone
PBS&J
901 North Green Valley Parkway, Suite #100
Henderson, Nevada 89014