

PLANNING &
DEVELOPMENT



010992



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

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March 30, 1999

USA
Washington, DC 20260

RE: Z-33-97(10) - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review on property located on the north side of Cheyenne Avenue, approximately 700 feet west of Grand Canyon Drive FOR A PROPOSED 38,613 SQUARE FOOT LAS VEGAS METROPOLITAN POLICE DEPARTMENT ACADEMY AND SUBSTATION, U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Size: 7.58 Acres, Ward 4 (Brown), APN: 138-07-401-009, 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. Site development to comply with all applicable Conditions of Approval for Z-33-97 and all other site-related actions as required by the Department of Public Works and the Planning and Development Department.
2. Construct half-street improvements including appropriate overpaving (if legally able) on the Conquistador Street alignment (a.k.a. "Academy Lane") adjacent to this site concurrent with development of this site as required by the Department of Public Works.
3. Construct all incomplete half-street improvements on Cheyenne Avenue adjacent to this site 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, as well as the proposed median modifications on Cheyenne Avenue, 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.

Mayor
Jan Lovett Jones

Councilmen
Annie Adamsen
Michael J. McDonald
Gary Peese
Larry Brown

City Manager
Virginia Valentine



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5. All landscaping and/or monument signs 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.
6. A site-specific 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.
7. All development shall be in conformance with the Site Development plan and building elevations.
8. 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.
9. 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.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. 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.
13. 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.
14. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
15. 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.

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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:rlr

cc: Deputy Chief Richard McKee
Las Vegas Metropolitan Police Department
400 Stewart Avenue
Las Vegas, Nevada 89101

Mr. Craig R. Forrest
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