

PLANNING &
DEVELOPMENT



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

TDD 702-386-9708
Voice
Administration 229-6353
Community Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us

Mayor
Jan Laverty Jones

Councilmen
Arne Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



006111

March 12, 1999

Mr. Masud Qazi
5148 Heddell Court #C
Las Vegas, Nevada 89118

RE: U-9-99 - SPECIAL USE PERMIT

Dear Mr. Qazi:

Your request for a Special Use Permit and a Site Development Plan Review on property located on the northeast corner of Cheyenne Avenue and Joann Way FOR PACKAGE LIQUOR SALES IN CONJUNCTION WITH A PROPOSED 12,500 SQUARE FOOT GROCERY STORE, C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 138-12-801-016, was considered by the Planning Commission on March 11, 1999.

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

1. Construct a decorative screening wall three feet in height, and set back 15 feet for landscaping, along the west property line from the front edge of the building to the north property line.
2. Approval of this Special Use Permit does not constitute approval of a liquor license.
3. Construct all incomplete half-street improvements on Joann Way adjacent to this site concurrent development of this site as required by the Department of Public Works.
4. Remove all substandard public street improvements, if any, along Cheyenne Avenue and Joann Way 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.
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. Contribute an additional \$3,230 due to the increased trip generation of this proposed project to the Traffic Signal Contributions required by the Traffic Impact Analysis for a total of \$19,030 prior to the issuance of building or off-site permits as required by the Department of Public Works. 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. An addendum to the previously approved 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 as recommended in the approved drainage plan/study. This site is within a FEMA Zone A flood zone.
8. Conformance to all relevant sections of the Municipal Code.
9. All City Code requirements and design standards of all City Departments must be satisfied.
10. This application will expire one year from the date of City Council approval.
11. All development shall be in conformance with the plot plan and building elevations.
12. 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.
13. 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.
14. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
15. All City Code requirements and design standards of all City departments must be satisfied.
16. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
17. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
18. 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.

Mr. Masud Qazi
March 12, 1999
U-9-99 - Page Three

19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.
20. 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.
21. 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.
22. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
23. 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 April 12, 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,



Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd

cc: Mr. Greg Moore
5494 Castle Vista Court
Las Vegas, Nevada 89118