

PLANNING &
DEVELOPMENT



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011794

March 12, 1999

Raphael and Liliana Mirchou
Las Vegas City Employees Protective and Benefit Association, Inc.
2021 South Valadez Street
Las Vegas, Nevada 89117

RE: ABEYANCE - Z-35-98(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Applicant:

Your request for a Site Development Plan Review on property located on the southeast corner of Eastern Avenue and Washington Avenue FOR A PROPOSED OFFICE COMPLEX, P-R (Professional Office and Parking) and R-1 (Single Family Residential) Zones under Resolution of Intent to P-R (Professional Office and Parking), Size: 1.03 Acres, Ward 3 (Reese), APN: 139-25-310-001 through 005, 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. Submittal of a revised site plan showing a minimum 22 foot inside radius curve and a 45 foot outside radius curve on the northern driveway curves.
2. Demolition permits for Phase II shall not be issued until Phase I is complete.
3. There shall be no windows on the east side of the building.
4. The applicant shall meet with the Regional Transportation Commission to discuss the possibility of removing the adjacent bus stop on Washington Avenue.
5. A six foot high decorative block wall shall be placed along the east property line. The height shall be measured from the side of the fence with the least vertical exposure above the finished grade.
6. VAC-55-98 shall record prior to the issuance of any permits or the recordation of any maps dividing this site as required by the Department of Public Works.
7. Dedicate appropriate right-of-way for a total radius of 54 feet on the southeast corner of Washington Avenue and Eastern Avenue prior to the issuance of any building or grading permits as required by the Department of Public Works. Appropriate right-of-way for the 54 foot radius on the southeast corner of Washington Avenue and Eastern Avenue and a 25 foot radius on the northeast corner of Eastern Avenue and Constantine Avenue will be reserved by the required Vacation Application.

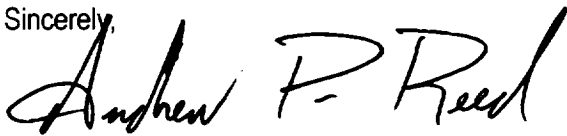
8. Remove the existing curb openings on Washington Avenue and Constantine Avenue and replace with new sidewalk, curb, and gutter meeting current City Standards concurrent with any onsite development activities on this site as required by the Department of Public Works.
9. Remove all substandard public street improvements and 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.
10. Meet with the Traffic Engineering Division of the Department of Public Works for assistance in the redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans, the recordation of any maps dividing this site, or the issuance of any permits, whichever may occur first. The existing driveway accessing Washington Avenue from this site shall be relocated as far to the east side of this site as possible to alleviate right turn conflicts from Eastern Avenue onto Washington Avenue, and the site shall allow two-way traffic throughout the parking lot area unless a different plan is specifically allowed in writing by the Traffic Engineer. Comply with the recommendations of the Traffic Engineering Division prior to the issuance of any permits for this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
11. Submit an application for an Occupancy Permit for all private improvements (driveways) in the Eastern Avenue public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
12. Conformance to the site plan, as amended by the above conditions, and with the building elevations.
13. Site development to comply with all applicable conditions of approval for VAC-55-98, Z-35-98 and all other subsequent site-related actions as required by the Department of Public Works.
14. 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.
15. 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.
16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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17. All City Code requirements and design standards of all City departments must be satisfied.
18. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
19. 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.
20. 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.
21. 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. John LaSpaluto
JDL Architecture
3613 South Procyon Avenue
Las Vegas, Nevada 89103