

PLANNING &
DEVELOPMENT



Development
Services Center
731 S Fourth Street
Las Vegas NV 89101

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Comp. Planning 229-6022
Current Planning 229-6301
www.cityoflasvegas.nv.us



011762

March 12, 1999

Mr. Howard Stine
5 Star Properties on behalf of Norman Wilson
7320 Smoke Ranch Road, Suite B
Las Vegas, Nevada 89128

RE: Z-139-88 (31) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Stine:

Your request for a Site Development Plan Review on property located on the northwest corner of Sahara Avenue and Fort Apache Road FOR A PROPOSED 8,200 SQUARE FOOT UMC QUICK CARE, C-1 (Limited Commercial) Zone, Size: 0.80 Acres, Ward 2 (Adamsen), APN: 163-06-816-017, 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. Meet with the Traffic Engineer 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.
2. 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.
3. Site development to comply with all applicable conditions of approval for Z-139-88, the Wellington Commercial subdivision and all other site-related actions as required by the Department of Public Works.
4. All development shall be in conformance with the site plan and building elevations.
5. 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.
6. 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.
7. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine

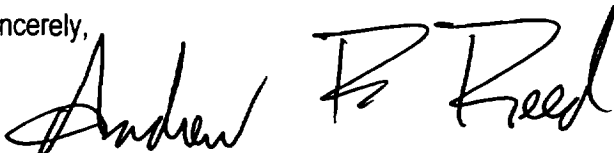


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8. All City Code requirements and design standards of all City departments must be satisfied.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
10. 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.
11. 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. Norman Wilson
609 15th Street
Modesto, California 95354