

PLANNING &
DEVELOPMENT



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Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



January 15, 1999



Richard and Jhonna Diller
Jim and Donna Canada
5398 North Rainbow Boulevard
Las Vegas, Nevada 89130

RE: U-162-98 - SPECIAL USE PERMIT

Dear Applicant:

Your request for a Special Use Permit and a Site Development Plan Review on property located on the east side of Rainbow Boulevard, approximately 212 feet south of Hammer Lane, FOR A PROPOSED 13,900 SQUARE FOOT CHILD CARE CENTER, R-E (Residence Estates) Zone, Ward 4 (Brown), APN: 125-35-201-020, was considered by the Planning Commission on January 14, 1999.

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

1. This permit will expire on February 8, 1999, unless building permit are pulled.
2. Construct half-street improvements adjacent to this site as required by the Department of Public Works. Also, construct widened paving from the north edge of this site northerly to Hammer Lane and from the south edge of this site southerly to the existing paving at the north edge of the Confetti Unit 1 Subdivision; "Goecke" paving shall be acceptable for the widened paving requirements. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Construction drawings for all required improvements on Rainbow Boulevard shall be submitted to the City within 180 days of receipt of written notice from the City. The developer shall make all reasonable efforts to respond to City review comments in a timely manner, and construction of such improvements shall begin within 90 days of approval of the submitted construction drawings. Failure to comply with this condition shall result in this item being reconsidered by the City Council.
3. 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. Only one driveway, which shall be aligned with or offset a minimum of 220 feet (if possible) from Snake River Avenue, will be allowed to access Rainbow Boulevard, unless an alternate access plan is approved by the City Traffic Engineer.

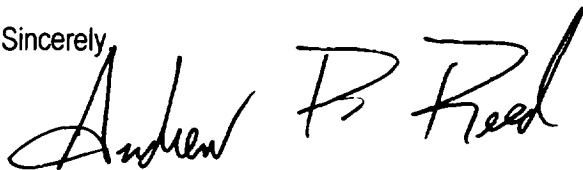
4. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine traffic signal contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
5. Conformance to the site plan and elevations as submitted, with the exception that an 8 foot high block wall be required around the perimeter of the site.
6. 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.
7. 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.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
11. 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.

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12. 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.
13. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
14. 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 February 8, 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. Keith Oakley
Oakley Design & Development
2545 Torrey Pines Drive
Las Vegas, Nevada 89102