

PLANNING &  
DEVELOPMENT



012454



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

TDD 702-386-9108  
Voice  
Administration 229-6353  
Compl. Planning 229-6022  
Current Planning 229-6301  
www.ci.lasvegas.nv.us

January 15, 1999

Ms. Stephanie Hurley  
Stephanie Hurley 1996 Living Trust  
3310 South Bronco Street  
Las Vegas, Nevada 89146-6602

**RE: Z-93-98 - REZONING**

Dear Ms. Hurley:

Your request for a Rezoning on property located on the south side of Charleston Boulevard, approximately 130 feet east of Rancho Drive, From: R-E (Residence Estates) To: C-1 (Limited Commercial), PROPOSED USE: A 17,000 SQUARE FOOT TWO-STORY MEDICAL CLINIC, Size: 1.00 Acre, Ward 1 (McDonald), APN: 162-04-101-002, 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. The application shall be amended to O (Office).
2. Revise the handicap parking spaces to show the required access aisles for each handicap parking space.
3. Submit a revised landscape plan showing the required 15 foot wide (excluding sidewalk) landscape planter along Charleston Boulevard and the extra landscaping in lieu of the required landscape planter fingers in the parking area, prior to any permits being issued.
4. 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.
5. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
6. Meet with the Traffic Engineering Representative from Land Development for assistance in the possible redesign of the proposed driveway 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.

Mayor  
Jan Laverty Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Virginia Valentine



7. 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 for this site. 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.
8. Submit an application for an Occupancy Permit for all landscaping and private improvements (driveways) in the public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
9. All development shall be in conformance with the plot plan and building elevations as revised by the above conditions.
10. A Resolution of Time.
11. 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.
12. 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.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.

Ms. Stephanie Hurley  
January 15, 1999  
Z-93-98 - Page Three

15. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. 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.
17. 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.
18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
19. 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. Howard Stine  
7320 West Smoke Ranch Road, Suite B  
Las Vegas, Nevada 89128

Ms. Diane Fredericks  
Tetra  
3081 South Valley View Boulevard  
Las Vegas, Nevada 89102