

PLANNING &  
DEVELOPMENT



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

TDD: 702-386-9108  
Voice  
Administration: 229-6353  
Comp. Planning: 229-6022  
Current Planning: 229-6301  
www.cityoflasvegas.nv.us



012442

January 15, 1999

Mr. Bill Goff  
Zankan Trust and Madsen Family Limited Partnership  
4970 Arville Street, Suite #109  
Las Vegas, Nevada 89118

**RE: Z-94-98 - REZONING**

Dear Mr. Goff:

Your request for a Rezoning on property located on the northwest corner of Smoke Ranch Road and Michael Way, From: R-E (Residence Estates) To: C-V (Civic), PROPOSED USE: SOCIAL SERVICE PROVIDER, Size: 2.50 Acres, Ward 4 (Brown), APN: 138-13-403-001, 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. Conformance to the elevations as submitted.
2. Submittal of a revised landscape plan that shows 24 inch box trees a minimum of 20 feet on center in all landscape planters, prior to the issuance of any permits.
3. Dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Michael Way adjacent to this site and dedicate an additional 31.5 foot radius for a total of 54 feet at the northwest corner of Michael Way and Smoke Ranch Road prior to the issuance of any permits as required by the Department of Public Works.
4. Construct all incomplete half-street improvements on Michael Way adjacent to this site as required by the Department of Public Works.
5. Remove all substandard public street improvements, if any, 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.
6. 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.

Mayor  
Jan Laverly Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Virginia Valentine



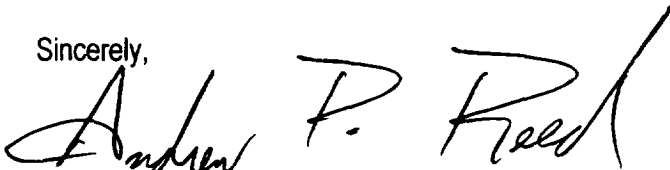
7. Contribute \$3,750 to partially fund a traffic signal system at the intersection of Smoke Ranch Road and Michael Way prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. 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.
8. A 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 recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.
9. A Resolution of Intent with a one year time limit.
10. 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.
11. 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.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

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15. 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.
16. 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.
17. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
18. 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

Enclosure

cc: Ms. Marlene Smith-Hanks  
The Healthy Families Project  
2500 Apricot Lane  
Las Vegas, Nevada 89108

Ms. Caron Richardson  
The Richardson-Young Partnership, Inc.  
6372 McLeod Drive, Suite #3  
Las Vegas, Nevada 89120