

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 229-6307  
www.ci.las-vegas.nv.us



011781

December 22, 1998

Mr. Larry Miller  
Peccole 1982 Trust  
851 South Rampart Boulevard, Suite #100  
Las Vegas, Nevada 89128

**RE: ABEYANCE - Z-139-88(25) - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Miller:

Your request for a Site Development Plan Review on property located on the southwest corner of West Charleston Boulevard and Fort Apache Road FOR A PROPOSED 73,350 SQUARE FOOT COMMERCIAL SHOPPING CENTER, C-1 (Limited Commercial) Zone, Size: 8.38 Acres, Ward 2 (Adamsen), APN: 163-05-110-002, was considered by the Planning Commission on December 17, 1998.

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

1. All buildings shall be restricted to one usable floor level.
2. The landscaping planter located along Charleston Boulevard shall be installed on-site in accordance with Title 19A and the Las Vegas Urban Design Guidelines and Standards.
3. The landscape planter located along Ft. Apache Road shall be waived and the common area planter shall be maintained and planted in accordance with the Las Vegas Urban Design Guidelines.
4. Landscaping along the south and west property lines shall be provided in accordance with the Las Vegas Urban Design Guidelines.
5. The sign locations shown on the submitted site plan shall be modified to conform with the Sign Standards of Title 19A.
6. A revised site plan, landscape and irrigation plan indicating compliance with these conditions shall be submitted for review and approval to the Department of Planning and Development prior to the issuance of grading or building permits for this site.

Mayor  
Jan Lavery Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Virginia Valentine



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7. The buildings shall be designed with the same architectural theme on all building faces. Revised elevations shall be submitted that depict the buildings with matching architectural elements. The elevations shall be reviewed and approved by the Department of Planning and Development prior to the issuance of grading or building permits for this site.
8. If this site is to be subdivided into parcels in the future, a commercial subdivision map must be recorded for the entire legal parcel of which this site is a part as required by the Department of Public Works.
9. 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.
10. Contribute \$8,550.00 per the approved Peccole Ranch Signal Participation Proposal prior to the issuance of any building or grading permits or prior to the recordation of a Final Map, whichever may occur first; this condition shall not be enforced if this amount has already been paid by the adjoining convenience store site as required by Original Condition of Approval #3 of Special Use Permit U-122-97.
11. 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.
12. A Master Traffic Impact Analysis including a Master Driveway and On-Site Circulation plan for the entire legal parcel of which this site is a part must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall 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.

13. Provide pedestrian walkway easements for all meandering walkways not located within the Fort Apache Road public right-of-way prior occupancy of this site as required by the Department of Public Works.
14. Landscape and maintain all unimproved rights-of-way on Charleston Boulevard and Fort Apache Road adjacent to this site as required by the Department of Public Works.
15. If not already done by the Master Developer, submit an application for an Occupancy Permit for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
16. This site shall provide perpetual common access between this site and the "not a part" site and shall have perpetual common access to all driveways connecting each pad site to the abutting streets as required by the Department of Public Works.
17. 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, or the recordation of a Final Map on this subdivision site, whichever may occur first, as required by the Department of Public Works.
18. Site development to comply with all applicable Conditions of Approval for Z-139-88 and all other subsequent site-related actions as required by the Planning and Development Department and the Department of Public Works.
19. 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.
20. 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.
21. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
22. All City Code requirements and design standards of all City departments must be satisfied.
23. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

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24. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
25. 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.
26. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
27. 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 January 25, 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,



Kira Wauwie, Senior Planner  
Current Planning Division

KW:cl

cc: Ms. Liz Ainsworth  
Pentacore Engineering, Inc.  
6765 West Charleston Boulevard  
Las Vegas, Nevada 89102