

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

122-386-9108
122-386-9109
Administration 122-386-9108
Community Planning 122-386-9109
Current Planning 122-386-9110
www.ci.las-vegas.nv.us



011754

November 30, 1998

C O R R E C T E D L E T T E R

Mr. David Danis
First Interstate Bank of Nevada on behalf of
Laurich Properties, Inc.
P. O. Box 63931
San Francisco, California 94110

RE: Z-20-97(15) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Danis:

Your request for a Site Development Plan Review on property located on the northwest corner of Tonopah Drive and Charleston Boulevard FOR A PROPOSED 14,216 SQUARE FOOT DRUG STORE, PD (Planned Development) Zone, Size: 1.42 Acres, Ward 1 (McDonald), APN: 139-32-804-013, was considered by the Planning Commission on November 19, 1998.

The Planning Commission unanimously voted to **APPROVE** your request, subject to the following:

1. The applicant shall construct a raised median within Rancho Lane in order to prevent left hand turns from the drug stores eastern driveway to west-bound Rancho Lane as required by the Planning and Development Department and the Department of Public Works.
2. The Tonopah Drive/Rancho Lane and Tonopah Drive/Charleston Boulevard intersections shall be redesigned as required by the Planning and Development Department and the Department of Public Works.
3. Submit an application to vacate all right-of-way in conflict with the revised site plan submitted to the Planning Commission on November 5, 1998. The Order of Vacation shall be recorded prior to the issuance of building permits for construction over any portion of the area to be vacated as required by the Department of Public Works.
4. The site shall be designed to allow only right turns onto Charleston Boulevard and left turns shall be prohibited onto Charleston Boulevard.
5. Submit a revised landscape plan depicting compliance with the requirements for perimeter landscaping of the Las Vegas Urban Design Guidelines and Standards.
6. The drive-thru window shall be for pharmacy use only.

Mayor
Jan Laverly Jones

Councilmen
Annie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Argina Valentine



Mr. Danis

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7. The proposed building footprint shall be redesigned to not encroach into the existing public sewer easement located parallel to and approximately 40 feet south of Rancho Lane as required by the Department of Public Works. This condition shall not be enforced if the applicant provides a plan acceptable to the City Planning Engineer to relocate the existing public sewer line. If this alternative is chosen, all appropriate public sewer easements for the new alignment shall be granted to the City prior to the issuance of any sewer construction permits, and the applicant shall submit an application to Vacate the existing public sewer easement. The Vacation Application shall have received City Council approval prior to the issuance of any building permits which encroach within the existing easement boundaries. The relocated sewer line shall be constructed prior to or concurrent with on-site development activities.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the 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. Unless specifically allowed in writing by the Traffic Engineer, the easternmost driveway on Rancho Lane shall be eliminated. All new driveways and modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. If a Traffic Impact Analysis is required by the Nevada Department of Transportation, provide a copy of such to the City Department of Public Works for approval prior to the issuance of any permits for this site.
9. All development shall be in conformance with the site plan and building elevations as amended by the above conditions.
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. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
12. All City Code requirements and design standards of all City departments must be satisfied.
13. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

Mr. Danis

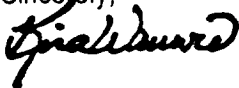
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14. Remove all substandard public street improvements and all unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards prior to occupancy of this site as required by the Department of Public Works.
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. 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 December 21, 1998 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: Mr. Hank Gordon
Laurich Properties, Incorporated
2500 West Sahara Avenue, Suite 211
Las Vegas, Nevada 89102

Mr. Mark H. Fiorentino
Kummer Kaemfer Bonner & Renshaw
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109