

PLANNING &
DEVELOPMENT



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012427

December 1, 1998

Mr. Horst Schmidt
2801 Pinto Lane
Las Vegas, Nevada 89107

RE: Z-77-98 - REZONING

Dear Mr. Schmidt:

Your request for a Rezoning on property located on the northwest corner of Charleston Boulevard and Shetland Road, From: C-D (Designed Commercial) and R-E (Residence Estates) To: C-D (Designed Commercial) and P-R (Professional Office and Parking), PROPOSED USE: A 41,575 SQUARE FOOT OFFICE COMPLEX, Size: 1.93 Acres, Ward 1 (McDonald), APN: 139-32-801-009 and 010, was considered by the Planning Commission on November 19, 1998.

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

1. Approval of a General Plan Amendment to make the zoning consistent with the Plan.
2. All site lighting shall be designed such that the light does not spill onto the adjacent residential properties.
3. No ingress to this site from Shetland Drive and no egress to the north onto Shetland Drive from this site shall be allowed. The applicant shall work with staff and the Nevada Department of Transportation to prohibit left turn movements onto Charleston Boulevard.
4. The site plan and landscape plan shall be amended to depict a 6 foot tall solid decorative screening wall along the north property line and the plans shall include elevations of the wall.
5. The landscape plan shall be amended to depict the proposed trees, shrubs, and other plantings as well as ground cover and hard scaping with specific plant spacing noted on the plans.
6. The amended site plan and landscape plans shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any permits.

Mayor
Jan Davenport Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



7. The median proposed within Shetland Road shall be subject to the approval of the Department of Public Works.
8. All development shall be in compliance with the elevation plans submitted with this application.
9. Construct half-street improvements including appropriate overpaving on Shetland Road adjacent to this site concurrent with development of this site as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal systems 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.
10. Sewer service for this site shall connect to the 8" City of Las Vegas public sewer line in Charleston Boulevard as required by the Department of Public Works. The developer shall also extend public sewer in Shetland Road to the north property line of this site prior to the construction of hard-surfacing on Shetland Road as required by the Department of Public Works.
11. 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.
12. Meet with the Traffic Engineer 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.

13. Submit an application for an NDOT Occupancy Permit for all private improvements (i.e. driveways) 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.
14. 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 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.
15. A Resolution of Intent.
16. 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.
17. 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.
18. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
19. All City Code requirements and design standards of all City departments must be satisfied.
20. 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.
21. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

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22. 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. Harold P. Foster
3230 Polaris Avenue, Suite #23
Las Vegas, Nevada 89102