

PLANNING &
DEVELOPMENT



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

TDD 702-386-4033
Voice
Administration 702-6353
Comp. Planning 702-6302
Current Planning 702-6307
www.ci.lasvegas.nv.us

November 6, 1998



011746

Mr. Gregory A. Koppe
530 South Third Street
Las Vegas, Nevada 89101

RE: Z-100-64(166) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Koppe:

Your request for a Site Development Plan Review on property located at 711 South Fourth Street FOR A PROPOSED 4,800 SQUARE FOOT TWO-STORY OFFICE BUILDING, C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial), Size: 0.24 Acres, Ward 3 (Reese), APN: 139-34-410-151, was considered by the Planning Commission on November 5, 1998.

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

1. All chain link fencing shall be removed from this site. Any new fencing shall be of a decorative material as required by the City of Las Vegas Urban Design Guidelines and Standards.
2. Remove all substandard public street and alley 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.
3. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first, as required by the Department of Public Works. All new or modifications to existing driveways shall meet the intent of Standard Drawing 222a and shall be consistent with the 4th Street corridor design standards.
4. Contribute \$1,000 for general neighborhood traffic mitigation prior to the issuance of building or off-site permits as required by the Department of Public Works. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
5. All development shall be in conformance with the site plan and building elevations.
6. 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.
7. 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.

Mayor
Jan Lavery Jones

Councilmen
Annie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine

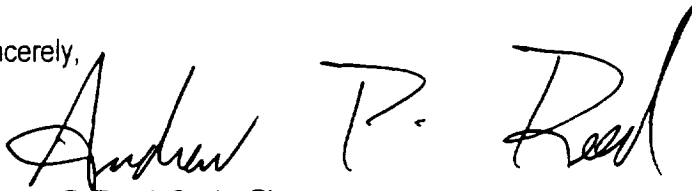


Mr. Gregory A. Koppe
November 6, 1998
Z-100-64(166) - Page Two

8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
9. All City Code requirements and design standards of all City departments must be satisfied.
10. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
11. 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.
12. 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.
13. 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 7, 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,

A handwritten signature in cursive script that reads "Andrew P. Reed". The signature is written in black ink and is positioned above the typed name and title.

Andrew P. Reed, Senior Planner
Current Planning Division

APR:sd

cc: Mr. George Rogers
770 East Sahara Avenue, Suite 340
Las Vegas, Nevada 89104