

PLANNING &
DEVELOPMENT



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

TDD 702-356-9108
Voice
Administration 229-6353
Comp. Planning 229-6022
Current Planning 229-6301
www.ci.las-vegas.nv.us



011813

September 29, 1998

Ms. Sandra M. Norris
Sandra Norris 1990 Living Trust
826 Oak Valley Lane
Cheyenne, Wyoming 82009

RE: Z-157-90(4) - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Norris:

Your request for a Site Development Plan Review on property located at 2500 West Washington Avenue FOR A PROPOSED 8,910 SQUARE FOOT OFFICE BUILDING AND A 3,150 SQUARE FOOT EXPANSION TO AN EXISTING OFFICE COMPLEX, R-1 (Single Family Residential) and C-1 (Limited Commercial) Zone under Resolution of Intent to C-PB (Planned Business Park), Size: 4.62 Acres, Ward 3 (Reese), APN: 139-29-601-003, 139-29-601-004, and 139-29-610-001, was considered by the Planning Commission on September 24, 1998.

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

1. An amended landscape plan depicting landscaping materials, species, spacing, and sizes for the entire site shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any permits.
2. Meet with the City Surveyor to determine if appropriate reversionary maps or other maps (such as an amended Final Map) must record prior to the issuance of building or grading permits for this site as required by the Department of Public Works.
3. 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.
4. Coordinate with the owner/developer of the property to the west of this site to establish reciprocal driveway access rights between these two parcels. If such is established, provide the City with a copy of a recorded agreement prior to the issuance of permits for this site as required by the Department of Public Works.

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



Z-157-90(4)

5. 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. Modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. Site development to comply with all applicable Conditions of Approval for Zoning Application Z-157-90, the Washington Park II Commercial Subdivision and all other subsequent site-related actions as required by the Department of Public Works and the Planning and Development Department.
7. All development shall be in conformance with the plot plan and building elevations.
8. 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.
9. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
10. All City Code requirements and design standards of all City departments must be satisfied.
11. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
12. 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.
13. 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 transportation hazards.
14. Provide plans showing accessible exterior routes from public transportation stops, accessible parking, passenger loading zones and public sidewalks to the accessible building entrances(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.

Ms. Norris
Z-157-90(4) - Page Three
September 29, 1998

This item will be considered by the City Council on October 26, 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 black ink, appearing to read "Kira Wauwie".

Kira Wauwie, Senior Planner
Current Planning Division

KW:cl

cc: Mr. Edward F. Leon
Reg Baker & Company
101 Bishop Street, Pacific Tower, Suite #1400
Honolulu, Hawaii 96813

Mr. Elvin Dee Cramer, Architect
1818 Industrial Road
Las Vegas, Nevada 89102