

PLANNING &
DEVELOPMENT



Development
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005968

September 11, 1998

Mr. Steven Hale
Corporation of the Presiding Bishop of the
Church of Latter Day Saints on behalf of
Crescent Development Company
830 East Second Avenue, Suite B
Mesa, Arizona 85204

RE: U-101-98 - SPECIAL USE PERMIT

Dear Mr. Hale:

Your request for a Special Use Permit on property located on the northwest corner of Buffalo Drive and Carmen Boulevard FOR A 110,000 SQUARE FOOT, TWO-STORY ASSISTED LIVING FACILITY, U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] proposed R-2 (Medium-Low Density Residential), Ward 2 (Adamsen), APN: 138-28-501-007, was considered by the Planning Commission on September 10, 1998.

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

1. Additional landscaping shall be provided adjacent to the three single family dwellings southwest of this site as required by the Planning and Development Department.
2. Any future wall, fence or trash enclosure proposed for this site shall comply with the City of Las Vegas Urban Design Guidelines and Standards.
3. Dedicate 50 feet of right-of-way adjacent to this site for Buffalo Drive and 30 feet for Carmen Boulevard including appropriate right-of-way for an "elbow" corner where Carmen Boulevard turns southward into Observation Drive prior to the issuance of any permits as required by the Department of Public Works.
4. Construct half-street improvements on Carmen Boulevard adjacent to this site concurrent with development of this site as required by the Department of Public Works.
5. 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.

Mayor
Jan Laverdy Jones

Councilman
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



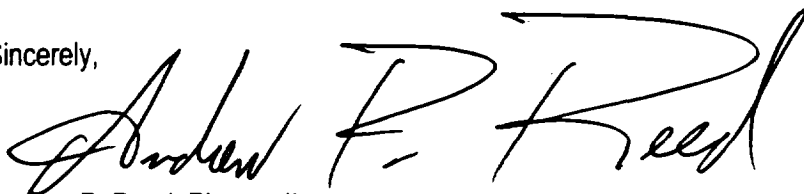
6. Contribute \$7,500.00 to partially reimburse the public for the existing traffic signal system at the intersection of Buffalo Drive and Washington Avenue prior to the issuance of building or off-site permits as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. The City reserves the right to utilize the contributed traffic signal monies for the installation of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.
7. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of permits for this site 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.
8. All development shall be in conformance with the site plan, as amended by the above conditions, and building elevations.
9. 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.
10. 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.
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.

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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 September 28, 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,



Andrew P. Reed, Planner II
Current Planning Division

APR:sd

cc: Cadry Genena
Crescent Development Company
7250 Peak Drive, Suite 200
Las Vegas, Nevada 89103

Mr. Danny S. McFadden
G. C. Wallace, Incorporated
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146