

PLANNING &
DEVELOPMENT



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

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City Administration 229-6353
City Planning 229-6022
Current Planning 229-6301
www.cityoflasvegas.nv.us



011758

September 1, 1998

Mr. Robert Holgate
Triple V Nevada
9452 West Sahara Avenue
Las Vegas, Nevada 89137

RE: ABEYANCE - Z-139-88(27) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Holgate:

Your request for a Site Development Plan Review on property located on the northwest corner of Sahara Avenue and Fort Apache Road FOR A PROPOSED 4,212 SQUARE FOOT COMMERCIAL RETAIL BUILDING, C-1 (Limited Commercial) Zone, Size: 0.34 Acres, Ward 2 (Adamsen), APN: 163-06-816-010, was considered by the Planning Commission on August 27, 1998.

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

1. Submit a revised site and landscape plan reflecting conformance to Title 19A and the Las Vegas Urban Design Guidelines and Standards to the Planning and Development Department for review and approval prior to or concurrent with the application for a building permit or license, or prior to occupancy, whichever occurs first.
2. An update to the previously approved Drainage Plan and Technical Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building permits or grading permit, whichever may occur first, as required by the Department of Public Works.
3. Site development to comply with all applicable Conditions of Approval for Z-139-88, the Wellington Commercial Center subdivision and all other site-related actions and ordinance amendments enacted subsequent to the original approval.
4. Development shall be in conformance with the building elevations.
5. 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.
6. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

Mayor
Jan Laverly Jones

Councilmen
Annie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Virginia Valentine



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7. All City Code requirements and design standards of all City departments must be satisfied.
8. 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.
9. 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.
10. 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,



Kira Wauwie, Senior Planner
Current Planning Division

KW:cl

cc: Mr. James Grindstaff
Perlman Architects
2230 Corporate Circle, Suite #200
Henderson, Nevada 89014