

PLANNING &
DEVELOPMENT



011052



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Las Vegas, NV 89101

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July 28, 1998

City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: Z-6-81(1) - SITE DEVELOPMENT PLAN REVIEW

1998 JUL 31 P 4: 01
RECEIVED
CITY CLERK

Dear Applicant:

Your request for a Site Development Plan Review on property located on the southeast corner of Vegas Drive and Rampart Boulevard FOR A PROPOSED ONE-STORY (36 FOOT HIGH), 68,438 SQUARE FOOT RECREATIONAL FACILITY (LAS VEGAS SPORTSPARK AT BRUCE TRENT PARK), WHICH INCLUDES THREE BALL FIELDS, A ROLLER RINK, ICE RINK, PRO SHOP, GAME AREA, SNACK BAR AND LOCKER ROOMS, AND A FUTURE 44,720 SQUARE FOOT EXPANSION, C-V (Civic) Zone, Size 19.20 Acres, Ward 2 (Adamsen), APN: 138-29-501-003, was considered by the Planning Commission on July 23, 1998.

The Planning Commission unanimously voted to **APPROVE** your request, subject to the following:

1. The Sportspark shall be developed in conformance with the site plan submitted.
2. The color palette illustrated in the colored elevations reviewed at this meeting shall be adhered to.
3. Roof parapets shall be included to insure that all mechanical units are screened from public view.
4. Architectural elements as indicated on the rendering submitted shall remain included in the project.
5. The project shall adhere to the hours of operation as indicated in the approved development agreement.
6. Landscape materials shall be installed in compliance with the Las Vegas Urban Design Guidelines and Standards and with the landscape plans and building elevations as submitted, including additional planters as presented.
7. Submit a lighting plan that includes the location of all proposed on-site light poles. In accordance with the Code, no spillover lighting shall be allowed and no lighting from this property shall create greater than 0.5 of one foot candle at any residential property line.

Mayor
Jan Laventure

Board Members
Anne Adamsen
Michael J. McDonald
Gary Peete
Lynn Brown

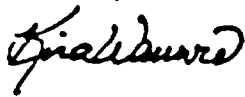
City Manager
Virginia Valentine



8. A two-way drive shall be provided to Vegas Drive along the easterly property line.
9. Meet with the Traffic Engineering representative in Land Development for assistance in the possible redesign of the on-site circulation and parking lot layout prior to the submittal of any construction plans or issuance of any permits, whichever may occur first.
10. Site development to be in compliance with the approved Drainage Plan/Study for the Las Vegas Sportspark on file with the Flood Control Section of the Department of Public Works.
11. Site development to comply with all applicable Conditions of Approval for Z-6-81 and all other site-related actions as required by the Departments of Planning and Development and Public Works.

This action by the Planning Commission is final.

Sincerely,



Kira Wauwie, Senior Planner
Current Planning Division

KW:cl

cc: Mr. Don Schlesinger
Las Vegas Sports Park, Limited
2545 South Torrey Pines Drive
Las Vegas, Nevada 89103