

PLANNING &  
DEVELOPMENT



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

TDD 702-386-9108  
Voice:  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
Permits & Inspections 229-6251



011049

June 30, 1998

Mr. Mel Lacquement  
Mr. Jack Sommers  
Parrish Investments  
2810 West Charleston Boulevard, Suite F-58  
Las Vegas, Nevada 89102

**RE: Z-39-98 - REZONING**

Dear Messers Lacquement and Sommers:

Your request for a Rezoning on property located east of Durango Drive (Tule Springs Road), approximately 296 feet south of Farm Road From: U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] To: C-V (Civic) and O (Office), PROPOSED USE: FIRE STATION AND A TWO STORY PARKING FACILITY, Size: 5.04 Acres, Ward 4 (Brown), APN: 125-16-301-008, was considered by the Planning Commission on June 25, 1998.

The Planning Commission voted to recommend **DENIAL** of your request from U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] to O (Office) and **APPROVAL** of your request from PCD (Planned Community Development) to CV (Civic) subject to the following:

1. Dedicate an additional 20 feet of right-of-way adjacent to this site for a total half-street width of 50 feet prior to the issuance of any permits as required by the Department of Public Works.
2. Construct half-street improvements including appropriate overpaving on Durango Drive adjacent to this site concurrent with development of this site 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. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Required half-street improvements may be phased or deferred at the discretion of the City Engineer.
3. An update to the approved Mountain Spa Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits for the parking structure portion of this rezoning site, whichever may occur first. Comply with the recommendations of the approved updated Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall specifically address the impact of the parking garage on the surrounding neighborhood and between this site and the Mountain Spa development. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Mayor  
Jan Laverty Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Larry K. Barton



4. 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 should be designed, located and constructed to meet the intent of Standard Drawing #222a as required by the Department of Public Works. On-site drive aisles proposed for two-way traffic shall be a minimum of 24 feet wide.
5. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
6. A Resolution of Intent.
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. 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.
10. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
11. All City Code requirements and design standards of all City departments must be satisfied.
12. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
13. 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.
14. 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.

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15. 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.
16. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
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 July 27, 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. Lennard Grodzinsky  
Pentacore Engineering, Incorporated  
6763 West Charleston Boulevard  
Las Vegas, Nevada 89102