

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



011033

June 8, 1998

**** CORRECTED LETTER ****

Mr. Chuck Dixon
Collins/Dixon Partnership
7448 West Sahara, Suite #101
Las Vegas, Nevada 89117

RE: Z-28-98 - REZONING

Dear Mr. Dixon:

Your request for a Rezoning on property located on the north side of Sahara Avenue, approximately 293 feet east of Tenaya Way, From: U (Undeveloped) Zone [O (Office) and SC (Service Commercial) General Plan Designations] under Resolution of Intent to P-R (Professional Office and Parking) and C-1 (Limited Commercial) To: C-2 (General Commercial), PROPOSED USE: 34,700 SQUARE FOOT NEW AND USED AUTOMOTIVE DEALERSHIP WITH ANCILLARY AUTO REPAIR, CAR WASH, AND SMALL CAFE, Size: 4.80 Acres, Ward 1 (McDonald), APN: 163-03-805-002, was considered by the Planning Commission on May 28, 1998.

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

1. Approval of the General Plan Amendment.
2. Construct a 3 foot high berm with a 6 foot high decorative block wall along the south side of a 20 foot wide planter extending the full length of the north property line, planted with 24 inch box trees spaced 15 feet on center as required by the Planning and Development Department.
3. No sidewalk on the south side of Via Olivero shall be constructed.
4. Provide minimum 20 foot tall palm trees 20 feet on center in the landscape planters along Sahara Avenue, install a 12 inch high "knee wall" between the landscape planter on Sahara Avenue and the display area.
5. No public address system shall be permitted.
6. All light shall be directed so that the light falls only on the subject site.
7. All repair work shall be done in an enclosed building.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



8. No building or structure shall be built within 166 feet of the north property line and should said construction be desired, the proposal shall be considered by the Planning Commission.
9. Test driving of all vehicles shall be prohibited on Via Olivero Avenue and the residential streets adjacent thereto.
10. There shall be no Sunday operations.
11. Dedicate 30 feet of right-of-way adjacent to this site for Via Olivero Avenue and an additional 14.5 feet for a total half street width of 75 feet for Sahara Avenue prior to the issuance of any permits as required by the Department of Public Works.
12. Construct all incomplete half-street improvements on Sahara Avenue adjacent to this site and construct half-street improvements including appropriate overpaving on Via Olivero Avenue adjacent to this site concurrent with development of this site as required by the Department of Public Works. 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 as required by the Department of Public Works.
13. 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. A revised site plan shall be submitted to and approved by the City Traffic Engineer to specifically address on-site circulation of delivery trucks through this site, including appropriate turning radii; no parking or deliveries to this site shall be permitted in the public right-of-way. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
14. Contribute \$7,500.00 to partially fund the future upgrading of the existing traffic signal system at the intersection of Sahara Avenue and Tenaya Way 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.

15. Landscape and maintain all unimproved rights-of-way on Sahara Avenue and on Via Olivero Avenue (if sidewalks are waived) adjacent to this site as required by the Department of Public Works. All landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
16. Submit an Encroachment Agreement for all landscaping and private improvements (driveways) located in the Sahara Avenue and Via Olivero Avenue public rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
17. 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.
18. A Resolution of Intent.
19. 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.
20. 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.
21. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
22. All City Code requirements and design standards of all City departments must be satisfied.
23. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
24. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
25. 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.

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26. 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.
27. 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.

This item will be considered by the City Council on June 22, 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.

Very truly yours,



Kira Wauwie, Senior Planner
Current Planning Division

KW:rlr

cc: Mr. Gary Ackerman
2121 East Sahara Avenue
Las Vegas, Nevada 89104

Mr. Richard Youngblood, AIA
2965 South Jones Boulevard, Suite C
Las Vegas, Nevada 89102