

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



010960

May 15, 1998

Mr. Robert Holgate
Triple 5 Nevada Development Corporation
9452 West Sahara Avenue
Las Vegas, Nevada 89117

RE: Z-139-88(24) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Holgate:

Your request for a Site Development Plan Review on property located on the north side of Sahara Avenue and the west side of Fort Apache Road, FOR A PROPOSED 27,418 SQUARE FOOT TWO-STORY RETAIL AND OFFICE BUILDING AND A 33,207 SQUARE FOOT TWO-STORY RETAIL AND OFFICE BUILDING, C-1 (Limited Commercial) Zone, Size: 31.74 Acres, Ward 2 (Adamsen), APN: 163-06-816-008, was considered by the Planning Commission on May 14, 1998.

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

1. All lighting shall be shielded and directed so that light falls only on the subject site.
2. Site development is to comply with all applicable conditions of approval for Z-139-88 and all other subsequent site-related actions as required by the Departments of Public Works and Community Planning.
3. 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.
4. 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.
5. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
6. All City Code requirements and design standards of all City departments must be satisfied.
7. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
8. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton

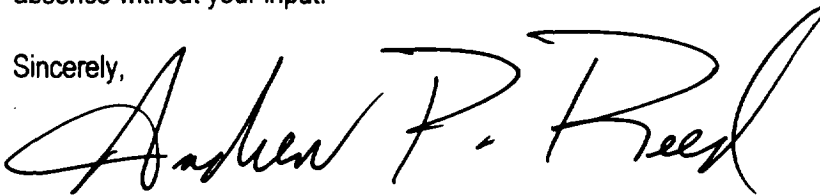


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9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
10. 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.
11. 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.
12. 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 June 8, 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: Mr. Neil Breen
Perman Architects
2450 Chandler, #21
Las Vegas, Nevada 89120