

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



010996

May 15, 1998

Mr. Steve Allen
Mr. Lee Wilder
LeRoy Wilder Family Trust
PO Box 1181, Route 70
Jean, Nevada 89019

RE: ZC-567-95(1) - EXTENSION OF TIME

Dear Messrs. Allen and Wilder:

Your request for an Extension of Time on property located on the west side of Decatur Boulevard, between Madre Mesa Drive and Roberta Lane for a proposed mini-storage facility, retail center, and 108 apartment units, U (Undeveloped) Zone [R (Rural Density Residential), M (Medium Density Residential) and SC (Service Commercial) General Plan Designations] under Resolution of Intent to R-3 (Medium Density Residential) and C-1 (Limited Commercial), Size: 11.23 Acres, Ward 4 (Brown), APN: 138-13-701-026, 029, 030, 139-18-301-002 and 003, 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. The City of Las Vegas shall amend the General Plan for this site unless the applicant files a General Plan Amendment application.
2. The submitted Parcel Map PM-40-97 must record prior to the issuance of any permits for this site as required by the Department of Public Works.
3. Dedicate 30 feet adjacent to this site for Madre Mesa Drive (where such dedications do not already exist), 30 feet for Roberta Lane and an additional 5 feet for a total radius of 20 feet on the southwest corner of Decatur Boulevard and Madre Mesa Drive.
4. Construct half-street improvements on Madre Mesa Drive and Roberta Lane adjacent to this site and construct all incomplete half-street improvements (sidewalk) on Decatur Boulevard 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.
5. Contribute \$7,500 to partially fund the future upgrading of the existing traffic signal system at the intersection of Decatur Boulevard and Rancho Drive prior to the issuance of building or off-site permits as required by the Department of Public Works. 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.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton

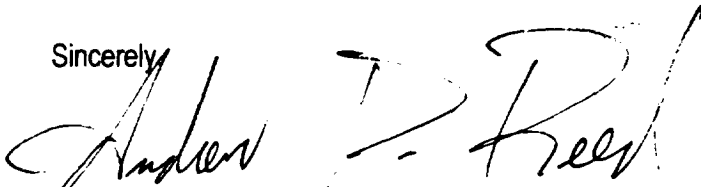


6. If such has not already been established and because it appears that access and parking may be shared by other parcels to the south and west of this site, Joint Access and Parking Agreement shall be provided to allow intrasite circulation between the parcels and a copy of such shall be provided to the City prior to the issuance of any permits for this site.
7. 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.
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. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
13. 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.
14. 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.

Messrs. Allen and Wilder
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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,

A handwritten signature in black ink, appearing to read "Andrew P. Reed". The signature is written in a cursive style with a large, stylized initial "A".

Andrew P. Reed, Planner II
Current Planning Division

APR:sd

cc: Mr. Bill Curran
Curran & Parry
601 South Rancho Drive, Suite C-23
Las Vegas, Nevada 89106