

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

Mayor  
Jan Laverty Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Larry K. Barton



010951

March 20, 1998

CORRECTED LETTER

Mr. Robert Holgate  
Triple 5 Development Group Central, Ltd.  
9452 West Sahara Avenue  
Las Vegas, Nevada 89102

RE: Z-139-88(22) - 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, west of Fort Apache Road for a PROPOSED 3,120 SQUARE FOOT OFFICE BUILDING, C-1 (Limited Commercial) Zone, Ward 2 (Adamsen), APN: 163-06-814-004, was considered by the Planning Commission on March 12, 1998.

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

1. All outdoor lighting shall be hooded or screened from the residential apartment complex to the north of this site.
2. The architecture shall be consistent on all four sides of the building.
3. An addendum 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. Provide and improve all drainageways as recommended in the approved drainage plan/study.
4. Site development is to comply with all applicable conditions of approval for Z-139-88, and all other site-related actions as required by the Department of Planning and Development.
5. All development shall be in conformance with the plot plan and building elevations.
6. 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.
7. 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.
8. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).

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9. All City Code requirements and design standards of all City departments must be satisfied.
10. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
11. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
12. 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.
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. 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.
15. 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 April 13, 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,

Andrew P. Reed, Planner II  
Current Planning Division

APR:sd

cc: Mr. Neil Breen  
Perlman Architects  
2450 Chandler Avenue, Suite 21  
Las Vegas, Nevada 89120