

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 & 229-6251
Inspections



000968

March 3, 1998

Mr. Jeff Maresh
City of Las Vegas
Redevelopment Agency
400 Las Vegas Boulevard South
Las Vegas, Nevada 89101

RE: SD-3-98 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Maresh:

Your request for a Site Development Plan Review on property bounded by Fremont Street, 4th Street, Ogden Avenue, and Las Vegas Boulevard South FOR A PROPOSED 264,210 SQUARE FOOT RETAIL/ENTERTAINMENT COMPLEX (NEONOPOLIS), C-2 (General Commercial) Zone, Size: 2.75 Acres, Ward 3 (Reese), APN: 139-34-510-036 through 041, 139-34-610-001 through 005, was considered by the Planning Commission on February 26, 1998.

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

1. All modifications to the submitted site plans, elevation plans, or landscape plans shall require the review and approval of the Planning Commission as a non-public hearing.
2. A final site plan, elevations, and landscape plans shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any permits.
3. The service area shall be redesigned to eliminate maneuvering in the public right-of-way and include a screening door with architectural design that matches the festive facade design of the larger building. The final design shall be subject to the Planning and Development Department review and approval prior to the issuance of any permits.
4. All public street rights-of-way and sewer corridors in conflict with this site development plan shall be eliminated/relocated prior to occupancy of this site as required by the Department of Public Works.
5. A Reversionary Map to revert all property lines underlying this site plan shall record prior the recordation of a Final Map for this site 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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6. Dedicate 5 feet of right-of-way adjacent to this site on Las Vegas Boulevard South and dedicate a 10 foot radius on the southeast corner of Fourth Street and Ogden Avenue and a 10 foot radius on the southwest corner of Ogden Avenue and Las Vegas Boulevard South as required by the Department of Public Works. As an alternative, the dedication of the said 5 foot may not be required if construction drawings are submitted showing that the ground floor of the proposed building does not encroach into the additional 5 foot width hereby requested. This condition can be superseded or modified if an alternate plan is submitted with and approved in the required Traffic Impact Analysis.
7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site along Fourth Street, Ogden Avenue, Las Vegas Boulevard South, and Fremont Street and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
8. All salvageable public improvements in conflict with this application (streetlights, parking meters, manhole covers, etc.) shall be returned to the City of Las Vegas prior to occupancy of this site as required by the Department of Public Works.
9. A 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, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall determine traffic signal contribution requirements and shall also include a section addressing how this site will accommodate the intent of the Master Plan of Streets and Highways and Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also address operational issues and the possible relocation of the proposed valet parking area, the ingress and egress from the parking garage, and the service bay area such that the public right-of-way is not negatively impacted by service vehicles and traffic to and from this site. The Traffic Impact Analysis shall also address possible turn-outs to accommodate private taxi and bus pick-up and drop-off locations as well as increased pedestrian queuing areas at corner intersections. 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.

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10. 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. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Current City code does not allow vehicles to back onto or off of 80 foot or 100 foot public rights-of-way as this site development plan currently proposes.
11. Submit an Encroachment Agreement and/or NDOT Occupancy Permit as appropriate for all landscaping and private improvements, if any, located in the public street rights-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.
12. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site as required by the Department of Public Works.
13. 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.
14. 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.
15. Site development to comply with all applicable conditions of approval for VAC-2-98 and all other subsequent site-related actions as required by the Department of Public Works.
16. Street landscaping shall conform to the Downtown Urban Design Master Plan for 4th Street, Las Vegas Boulevard, and Ogden Avenue.
17. 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.
18. 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.

6. A planter island shall be installed along the length of the northeast parking area, between the two rows of parking spaces and shall be of adequate width and design, subject to the approval of the Planning and Development Department. Landscape materials installed within that planter shall be provided in accordance with the requirements of the Las Vegas Urban Design Guidelines and Standards.
7. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible extension of the median island in Smoke Ranch Road, and 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 shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works. Comply with the recommendations of the Traffic Engineering representative prior to occupancy of this site.
9. If such has not already been established and because it appears that access and parking may be shared by the other parcel to the east of this site, provide to the City a copy of a recorded Joint Access and Parking Agreement allowing intra-site circulation between the adjoining parcels prior to occupancy of this site.
10. Contribute \$1,000.00 for the future upgrade of an existing traffic signal system at the intersection of Decatur Boulevard and Smoke Ranch Road 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.
11. All development shall be in conformance with the plot plan and building elevations as amended.
12. 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.