

17,800

MAYOR
JAN LAVERTY JONES

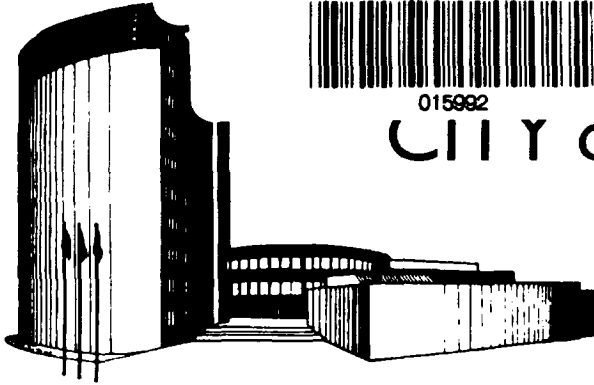
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LARRY BROWN

CITY MANAGER
LARRY K. BARTON



015992

CITY of LAS VEGAS



January 31, 1998

Mr. Larry Miller
Peccole 1982 Trust
851 South Rampart Boulevard, Suite #100
Las Vegas, Nevada 89128

RE: Z-127-97 - REZONING

Dear Mr. Miller:

The City Council at a regular meeting held January 26, 1998 APPROVED the request for a Rezoning on property located at the northeast corner of Alta Drive and Rampart Boulevard, From: U (Undeveloped) Zone [M (Medium Density Residential) and SC (Service Commercial) General Plan Designation] under Resolution of Intent to R-PD16 (Residential Planned Development - 16 Units Per Acre) To: C-2 (General Commercial) PROPOSED USE: 40,000 SQUARE FOOT, 576 ROOM, THREE-STORY, NON-GAMING RESORT HOTEL WITH AMPHITHEATER, Size: 31 Acres, subject to:

1. Approval of a General Plan Amendment to make the zoning consistent with the plan.
2. The use of the property shall be limited to the non-gaming hotel depicted on the site development plan. No other C-2 (General Commercial) uses shall be permitted on this property.
3. All trees along the east property line wall shall be a minimum of nine feet in height, with calipers no less than two inches. Trees shall be spaced at 15 foot intervals, with shrubbery in between.
4. Relocate the volleyball and tennis courts to a minimum distance of 50 feet from the east property line as required by the Planning and Development Department.
5. All lighting shall be directed so that light falls only on the subject site.
6. No outdoor loud speakers or excessive noise shall be permitted in close proximity to the abutting single family residences.



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7. All trash enclosures shall be located on the west side of the wash.
8. The portion of the southerly building running parallel with Obsidian Street shall be limited to two stories.
9. The parking area adjacent to the properties on the west side of Obsidian Street shall be uncovered, with low lighting faced away from adjoining residences.
10. Signage at both entrances shall be low, with the signage at the Alta Drive entrance not exceeding six (6) feet in height.
11. Wrought iron fencing with landscaping will be installed adjacent to Angel Park Golf Course.
12. Tennis court lighting shall face away from homes and be extinguished by 10:00 P.M.
13. The building elevations for the parking garage shall be consistent with the architectural theme of the hotel as required by the Planning and Development Department.
14. Construct half-street improvements including appropriate overpaving on Alta Drive and construct all incomplete half-street improvements on Rampart Boulevard (sidewalk) adjacent to this site concurrent with the first phase of development anywhere on this site 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.
15. Meet with the Traffic Engineer 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.
16. Contribute \$32,200.00 per the approved Peccole Ranch Signal Participation Agreement prior to the issuance of any permits for this site as required by the Department of Public Works.

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17. A site-specific Traffic Impact Analysis including a Master Driveway Analysis and On-site Circulation Plan for the entire legal parcel 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 address adding additional on-site paving to enhance on-site circulation for this site. The Traffic Impact Analysis shall also determine any additional traffic signal contribution requirements since this site plan is not in conformance with the assumptions of the original Traffic Impact Analysis and shall also include a section addressing 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. 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.
18. 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.

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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.
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.
28. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
29. 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.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/ac

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Ms. Liz Ainsworth
Pentacore Engineering, Inc.
6763 West Charleston Boulevard
Las Vegas, Nevada 89102