

17,890



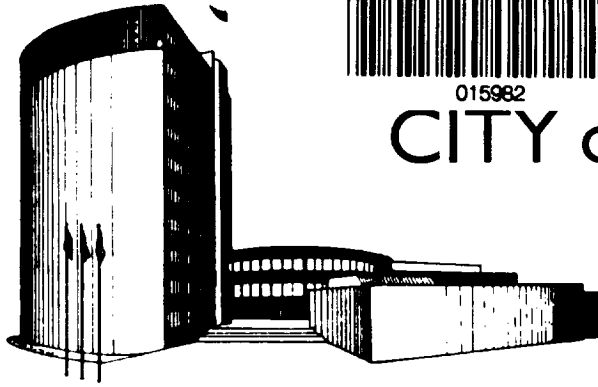
015982

CITY of LAS VEGAS

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. MCDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
LARRY K. BARTON



February 27, 1998

Mr. Darrin Badger
Southwest Desert Equities, Limited Liability Company
7310 Smoke Ranch Road, Suite P
Las Vegas, Nevada 89128

RE: Z-120-97 - REZONING

Dear Mr. Badger:

The City Council at a regular meeting held January 26, 1998 APPROVED the request for a Rezoning on property located on the southwest corner of Buffalo Drive and Buckskin Avenue from U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] To: C-1 (Limited Commercial) Zone, PROPOSED USE: 11,602 SQUARE FOOT SENIOR DAYCARE FACILITY, A 24,082 SQUARE FOOT MEMORY CARE CENTER, AND A 16,848 SQUARE FOOT RESPITE CARE CENTER, Size: 5 Acres, subject to:

1. The application shall be amended to delete the west half of the property.
2. Medical uses within the office building shall be limited to a maximum of 3,000 square feet.
3. Any significant change in the proposed use or site development plans of this project will require approval of a Site Development Plan Review by the Planning Commission at a public hearing.
4. All trash enclosures and back-up generators shall be located in the southeast portion of the site.
5. Dedicate 50 feet of right-of-way adjacent to this site for Buffalo Drive, appropriate right-of-way for that portion of Buckskin Avenue adjacent to this site (varying from 30 feet to 0 feet), and a 25 foot radius on the southwest corner of Buckskin Avenue and Buffalo Drive prior to the issuance of any permits as required by the Department of Public Works.



Mr. Darrin Badger
Z-120-97 – Page Two
February 27, 1998

6. Submit a Vacation Application to vacate the existing 30 foot roadway easement along the southern edge of this site (previously created through Declaration of Utilization) prior to the issuance of grading or building permits as required by the Department of Public Works.
7. Construct all incomplete half-street improvements on Buffalo Drive and Buckskin Avenue adjacent to this site concurrent with the first phase of development of any portion of this site as required by the Department of Public Works.
8. The previously submitted Traffic Impact Analysis must be 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 for this site. 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.
9. 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.
10. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network; the connecting sidewalk shall be terminated on-site with a handicap ramp as required by the Department of Public Works.
11. 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.

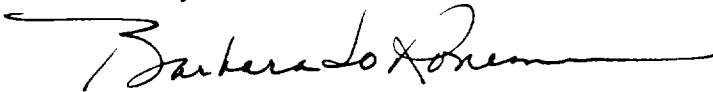
Mr. Darrin Badger
Z-120-97 – Page Three
February 27, 1998

12. Resolution of Intent.
13. All development shall be in conformance with the plot plan and building elevations.
14. 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.
15. 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.
16. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
17. All City Code requirements and design standards of all City departments must be satisfied.
18. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
19. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
20. 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.
21. 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.
22. 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.
23. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Mr. Darrin Badger
Z-120-97 – Page Four
February 27, 1998

24. 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 *RSU*

/ac

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

Mr. Greg Jensen
Jones, Jones, Close & Brown
3773 Howard Hughes Pkwy, 3rd Floor South
Las Vegas, Nevada 89109

Don and Laurie Herman
3305 Spring Mountain Road, Suite #86
Las Vegas, Nevada 89102