

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



016091

December 22, 1997

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

RE: Z-127-97 - REZONING

Dear Mr. Miller:

Your 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 Designations] 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, Ward 2 (Adamsen), APN: 138-32-601-003, was considered by the Planning Commission on December 18, 1997.

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

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 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.
7. Trash enclosures to be located on the west side of the wash.
8. A two-story limitation on guest rooms parallel with Obsidian.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



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9. Parking area adjacent to property owner's on Obsidian shall be uncovered, with low lighting faced away from adjoining residences.
10. Signage at both entrances to 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 to 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.
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

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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. All landscaping and private improvements 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.
19. 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.
20. Conformance to the site development plan as amended by the above conditions.
21. Conformance to the building elevations.
22. A Resolution of Intent.

This item will be considered by the City Council on January 26, 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,



David Clapsaddle, Senior Planner
Current Planning Division

DC:cl

Enclosure

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