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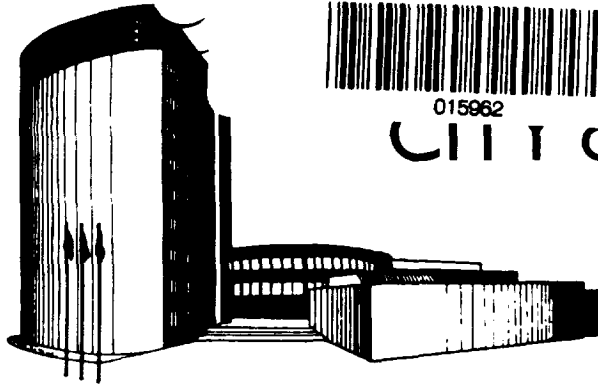


CITY OF LAS VEGAS

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CITY MANAGER
LARRY K. BARTON



December 15, 1997

Mr. Larry Miller
Peccole 1991 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89128

RE: Z-101-97 - REZONING

Dear Mr. Miller:

The City Council at a regular meeting held December 8, 1997 APPROVED the Request for a Rezoning on property located on the north side of Alta Drive, approximately 685 feet east of Hualapai Way, From: U (Undeveloped) Zone, [M (Medium Density Residential), and ML (Medium-Low Density Residential) General Plan Designation], under Resolution of Intent to R-3 (Medium Density Residential) To: C-V (Civic), PROPOSED USE: PRIVATE ELEMENTARY SCHOOL, Size: 4.89 Acres, subject to:

1. Approval of an amended site plan by the Planning and Development Department showing compliance with the standards of the City of Las Vegas Zoning Code and Urban Design Guidelines prior to the issuance of permits for this site.
2. If not already provided by the Master Developer, construct half-street improvements on Alta Drive adjacent to this site as required by the Department of Public Works. Also, provide two lanes of paved, legal access to this site prior to occupancy.
3. 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. Comply with the recommendations of the Traffic Engineering representative prior to occupancy of this site. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

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4. Contribute \$5,334.31 to partially fund a traffic signal system in accordance with the Peccole Ranch Signal Participation Proposal and proportional site breakdown prior to the issuance of any building or grading permits for this site, whichever may occur first, as required by the Department of Public Works.
5. Submit to the City a copy of a recorded Joint Access and Parking Agreement between this site and the Warren Walker Preschool site to the south and west of this site prior to the issuance of permits for this site as required by the Department of Public Works.
6. Site development to comply with all applicable Conditions of Approval for PM-45-96.
7. 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 drainage- ways as recommended in the approved drainage plan/study.
8. All development shall be in conformance with the submitted elevations.
9. Resolution of Intent.
10. 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.
11. 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.
12. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
13. All City Code requirements and design standards of all City departments must be satisfied.
14. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
15. 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.

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16. 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.
17. 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.
18. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
19. 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

/vwd

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

Ms. Michelle Gray
Saxton, Inc.
5440 West Sahara Avenue
Las Vegas, Nevada 89102