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CITY of LAS VEGAS

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December 24, 1997

Mr. James Shoughro
H. & G.G. Properties, et al
2810 West Charleston Boulevard, Suite G-67
Las Vegas, Nevada 89102-1921

RE: Z-74-97 - REZONING (Related to GPA-32-97)

Dear Mr. Shoughro:

The City Council at a regular meeting held December 8, 1997 APPROVED the request for a Rezoning on property located on the southwest corner of Ann Road and Rio Vista Street, From: U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] To: PD (Planned Development), PROPOSED USE: 169,084 SQUARE FOOT RETAIL COMMERCIAL CENTER, subject to:

1. Provide one 24 inch box tree per each island pair at the end of each row of parking stalls, and one 24 inch box tree per every six uncovered parking spaces as required by the City of Las Vegas Urban Design Guidelines and Standards.
2. The proposed cellular tower shall be deleted from the Master Development Plan.
3. A maximum of three fast food restaurants, including McDonalds, shall be allowed on the building pads shown along Ann Road.
4. The use of outside microphones shall be prohibited for drive through operations on all pads on the south side of Ann Road.
5. The landscape planter along Ann Road shall have a minimum width of 15 feet and shall be bermed.
6. No pylon signs shall be allowed along the Ann Road frontage.
7. A total of four monument signs at a maximum height of eight feet shall be allowed on property. The northernmost freestanding ground sign shall be located no less than 300 feet south of the centerline of Ann Road.
8. Conformance to the Master Development Plan for this site.
9. Conformance to the City of Las Vegas Zoning Code and Urban Design Guidelines and Standards.



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10. Submit a Reversionary Map to revert the underlying subdivision lots to acreage as required by the Department of Public Works. The Reversionary Map shall record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.
11. A Vacation Application to vacate all rights-of-way in conflict with the proposed plan (such as the recently submitted VAC-30-97, if approved) shall record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first, as required by the Department of Public Works.
12. Dedicate an additional 20 feet of right-of-way for a total half-street width of 50 feet on Ann Road (for those portions not already dedicated) and dedicate or provide proof of dedication for 30 feet of right-of-way adjacent to this site for Drexel Road and 30 feet for Rio Vista Street and an additional 5 feet of right-of-way for a total radius of 25 feet on the southwest corner of Ann Road and Rio Vista Street concurrent with the recordation of a Final Map for this site or prior to the issuance of any permits, whichever may occur first, as required by the Department of Public Works. Final right-of-way widths on Rio Vista Street and Drexel Road may be adjusted by staff based on the recommendations of the Traffic Impact Analysis.
13. A plan for the intersection of Drexel Road and Rio Vista Street at the south edge of this site detailing how the public street right-of-ways and any remnants of this commercial site will be incorporated into the overall plan for the commercial site must be submitted to and approved by the Department of Public Works prior to the issuance of permits or the recordation of a Final Map for this site, whichever may occur first; dedicate all necessary public street rights-of-way to accommodate the proposed plan and submit a vacation application to vacate all right-of-ways in conflict with such plan prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first. The development of cul-de-sacs on Rio Vista Street and Drexel Road is an acceptable alternative as long as the Traffic Impact Analysis does not mandate that the two street interconnect.
14. Construct half-street improvements on Drexel Road (including appropriate overpaving), Ann Road, and Rio Vista Street adjacent to this site; the improvements along Ann Road adjacent to the entire commercial site shall be constructed with the first phase of development anywhere on this site; the limits of all other improvements shall be determined at the time of development for each of the pod sites 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. All existing overpaving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
15. 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.

16. A Master Traffic Impact Analysis including a Master Driveway and Onsite Circulation Plan for the entire 18.80 acre commercial site must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits or the recordation of a Final Map for this site, 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 current traffic signal contribution requirements for the Ann Road/Drexel Road intersection and future traffic signal obligations for the Ann Road/Rio Vista Street intersection, if ever signalized. The Traffic Impact Analysis shall also include a section addressing the appropriate right-of-way radius at the intersection of Drexel Road and Rio Vista Street to permit large truck traffic to safely negotiate turns at this intersection and should also address Standard Drawings #201.1, #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. 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.
17. 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 issuance of any building or grading 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. The number and location of the driveways to service the overall commercial site shall be as approved within the required Master Driveway and Onsite Circulation plan; no additional driveways or driveway relocations shall be allowed unless the Department of Public Works approves such.
18. This overall commercial site shall have perpetual common access to all driveways connecting this site to the abutting streets, and a note to this effect shall appear on any Final Map (if applicable) for this site as required by the Department of Public Works.
19. Submit an application for an Occupancy Permit for all future private improvements (driveways) in the Ann Road and Drexel Road public rights-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
20. A Master Drainage Plan and Technical Drainage Study for the entire 18.80 acre commercial site 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.
21. Resolution of Intent.
22. 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.
23. 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.

Mr. James Shoughro
Z-74-97 – Page Four
December 24, 1997

24. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
25. All City Code requirements and design standards of all City departments must be satisfied.
26. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
27. 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.
28. 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.
29. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
30. 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

RS

/vwd

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

Mr. Don Benedict
Interstate Properties
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