

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



015653

November 25, 1997

Mr. Andrew Kupka  
500 Cragin Park Drive  
Las Vegas, Nevada 89107

RE: U-116-97 - SPECIAL USE PERMIT

Dear Mr. Kupka:

Your request for a Special Use Permit on property located at 3900 Rowland Avenue FOR A TAVERN IN CONJUNCTION WITH A PROPOSED 6,240 SQUARE FOOT RESTAURANT (VENETIAN RESTORANTE), C-2 (General Commercial) Zone, Ward 4 (Brown), APN: 138-12-110-011, was considered by the Planning Commission on November 20, 1997.

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

1. Amend the site development plan to meet the parking standards of the Zoning Code as required by the Planning and Development Department.
2. The applicant shall meet with staff regarding the location of the restrooms prior to the issuance of any permits.
3. Submit a Vacation Application to vacate the existing 30 feet of public street right-of-way on Rowland Avenue adjacent to this site prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works.
4. Construct all incomplete half-street improvements on Rancho Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. Also, construct full width public alley improvements adjacent to this site and extending southeasterly to tie into existing public alley improvements concurrent with development of this site.
5. Contribute \$3,500.00 for the possible future upgrading of the traffic signal system at the intersection of Rancho Drive and Jones Boulevard prior to the issuance of building or off-site permits 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. The City reserves the right to utilize the contributed traffic signal moneys for the installation or upgrading of traffic signals at any other intersection within this general vicinity which is impacted by this development and which has a more immediate need for signalization.

Mayor  
Jan Laverty Jones

Councilmen  
Arnie Adamsen  
Michael J. McDonald  
Gary Reese  
Larry Brown

City Manager  
Larry K. Barton



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6. 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.
7. Landscape and maintain all unimproved right-of-way on Rancho Drive adjacent to this site as required by the Department of Public Works.
8. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Rancho Drive public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
9. 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. This site is within a FEMA Zone "A".
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. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
15. 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.

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16. 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.
17. 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.
18. Conformance to the site development plan as amended by the above conditions.
19. Conformance to the building elevations.

This item will be considered by the City Council on December 15, 1997, 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

cc: Mr. Dave Mazone  
Graystone Properties, Limited  
3226 Spring Mountain Road, Suite #207  
Las Vegas, Nevada 89102