

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 & 229-6251
Inspections



016075

November 25, 1997

Ms. Christina Hixson
Lied Foundation Trust
3907 West Charleston Boulevard
Las Vegas, Nevada 89102

RE: Z-110-97 - REZONING

Dear Ms. Hixson:

Your request for a Rezoning on property located south of Centennial Parkway, west of Decatur Boulevard, From: R-E (Residence Estates) Zone and R-E (Residence Estates) Zone under Resolution of Intent to R-PD8 (Residential Planned Development - 8 Units Per Acre), To: R-PD19 (Residential Planned Development - 19 Units Per Acre), PROPOSED USE: 248 UNIT APARTMENT COMPLEX, Size: 12.9 Acres, Ward 4 (Brown), APN: 125-25-501-002 and 125-25-601-004, was considered by the Planning Commission on November 20, 1997.

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

1. Approval of a General Plan Amendment to make the zoning consistent with the plan.
2. Amend the site development plan to provide a point of access to Decatur Boulevard, and indicate conformance to the City of Las Vegas Urban Design Guidelines and Standards.
3. Submit appropriate Reversionary Maps and Parcel Maps to establish parcel boundaries as proposed by the overall Conceptual Site Plan for Bradley/Azure Site dated October 23, 1997; such maps must be recorded prior to development of this site.
4. Vacation Application VAC-20-97 to vacate the Thom Boulevard public street right-of-way must be recorded prior to the issuance of any permits for this site as required by the Department of Public Works. This condition shall not be enforced if an alternate access plan to this site is submitted to and accepted by the Department of Public Works.
5. The developer shall provide proof of legal access from this Multi-Family residential development through the commercial site to the east to allow unrestricted access to Decatur Boulevard, at a location acceptable to the City, prior to the issuance of any permits for this site. This condition shall not be enforced if an alternate access plan for this site is submitted to and accepted by the Department of Public Works.
6. Provide a minimum of two lanes of paved, legal access to this site prior to occupancy of any units within this development as required by the Department of Public Works.

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



7. Construct a 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.
8. 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.
9. Coordinate the extension and oversizing of public sewer service to this site along a route and to a location acceptable to the City Sanitary Planning Engineer as required by the Department of Public Works. All required off-site public sewer easements necessary to connect this site to the existing public sewer system shall be provided to the City prior to City approval of sewer construction plans, or the issuance of any off-site sewer permits as required by the Department of Public Works.
10. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
11. An Access Analysis Letter 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, to determine the adequacy of the single active access drive proposed. Comply with the recommendations of the approved Access Analysis Letter prior to occupancy of this site. Phased compliance will be allowed if recommended by the approved Access Analysis Letter. No recommendation of the approved Access Analysis Letter, 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. This condition shall not be enforced if additional access drives are incorporated into the proposed site plan.

12. A Traffic Impact Analysis for the overall Conceptual Site Plan for Bradley/Azure Site dated October 23, 1997, including a Master Driveway Analysis and On-Site Circulation Plan for the 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, 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 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 (and shall appear on all Tentative and Final Maps for this site) unless specifically noted as not required in the approved Traffic Impact Analysis. The number and general locations of driveways servicing the commercial site shall be as approved in the Master Driveway Analysis; no other driveways shall be permitted unless specifically allowed by the Traffic Engineer. 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.
13. A Drainage Plan and Technical Drainage Study for the overall site as depicted by the overall Conceptual Site Plan for the Bradley/Azure Site dated October 23, 1997 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.
14. A Resolution of Intent.
15. 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.
16. 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.
17. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
18. All City Code requirements and design standards of all City departments must be satisfied.

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19. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
20. 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.
21. 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.
22. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

This item will be considered by the City Council on December 8, 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. Bernie Cox
Hunsaker & Associates
401 North Buffalo Drive
Las Vegas, Nevada 89128

Mr. Clayton Leavitt
Avante Homes
2325 "A" Renaissance Drive
Las Vegas, Nevada 89119