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CITY OF LAS VEGAS

October 2, 1997

Mr. Peter Balle, Trustee
The Peter Balle Separate Property Trust
3065 Redwood Street
Las Vegas, Nevada 89102

RE: V-78-97 - VARIANCE

Dear Mr. Balle:

The City Council at a regular meeting held September 22, 1997 considered the Appeal of the Denial by the Board of Zoning Adjustment on a request for a Variance on property located at 1100 Cahlan Drive TO ALLOW A PROPOSED 26 FOOT HIGH BUILDING WHERE 20 FEET IS THE MAXIMUM HEIGHT ALLOWED; AND TO ALLOW A BUILDING SETBACK OF 15 FEET FROM THE FRONT PROPERTY LINE, 5 FEET FROM THE SIDE PROPERTY LINE AND 71.88 FEET FROM THE REAR PROPERTY LINE WHERE 25, 10 AND 78 FEET ARE THE MINIMUM SETBACKS REQUIRED, C-D (Designed Commercial) Zone.

The City Council granted the Appeal; thereby APPROVING the Variance, subject to:

1. Deleting the portions of the application for the 26 foot high building where 20 feet is the maximum height allowed and 5 feet from the side property line and 71.88 feet from the rear property line where 10 and 78 feet are the minimum setbacks required.
2. Eliminating any exit unto Cahlan Drive.
3. Conformance with the Landscape and Buffer Guidelines.
4. Construct half-street improvements including appropriate overpaving on Cahlan Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works. 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.



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5. 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.
6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, along Charleston Boulevard and Cahlan Drive and replace with new improvements meeting current City Standards prior to occupancy of this site as required by the Department of Public Works.
7. 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.
8. Contribute \$1,500 to partially fund the possible future upgrading of the existing traffic signal system at the intersection of Charleston Boulevard and Rancho Drive 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 monies for the installation 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.
9. If a Traffic Impact Analysis is required by the Nevada Department of Transportation provide a copy such to the Department of Public Works.
10. Submit an application for an Occupancy Permit for all private improvements (driveways) in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
11. All landscaping and 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.
12. All development must be in conformance with the plot plan and elevations.
13. Landscaping and a permanent underground sprinkler system shall be provided as required by the Board of Zoning Adjustment 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.

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14. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, license, or prior to occupancy, whichever occurs first.
15. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
16. City Code requirements and design standards of all City departments must be satisfied.
17. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.
18. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
19. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and functioning prior to construction of any combustible structures, as required by the Department of Fire Services.
20. 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,



SANDRA LeBOEUF
Chief Deputy City Clerk

At
1/7ac

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

Suzana Rutar
1950 East Warm Springs Road
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