

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



016047

September 15, 1997

Mr. Bruce Bayne
Peccole 1982 Trust
9999 West Charleston Boulevard
Las Vegas, Nevada 89117

RE: Z-78-97 - REZONING

Dear Mr. Bayne:

Your request for a Rezoning on property located on the south side of Alta Drive approximately 450 feet west of Rampart Boulevard, From: U (Undeveloped) Zone under Resolution of Intent to R-3 (Medium Density Residential), [M (Medium Density Residential) General Plan Designation] To: PD (Planned Development), PROPOSED USE: THREE, TWELVE-STORY 56 UNIT CONDOMINIUM BUILDINGS WITH ANCILLARY OFFICE AND RETAIL USES FOR THE RESIDENTS, Size: 14.52 Acres, Ward 2 (Adamsen), APN: 138-32-210-001, was considered by the Planning Commission on September 11, 1997.

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

1. Conformance with the approved master development plan. Any major amendment to the master development plan shall be advertised and heard as a public hearing item before the Planning Commission and City Council.
2. A detailed landscape plan conforming to the requirements of the Landscape, Wall and Buffer Standards must be submitted to the Planning and Development Department for approval prior to issuance of building permits.
3. Construct half-street improvements on Alta 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.
4. Gated access drives shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



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5. 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. Coordinate the location of the access drives with the proposed casino site to the north of this parcel. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. Contribute \$15,120.00 per the Peccole Ranch Signal Participation Proposal 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.
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 drainageways as recommended by the approved Drainage Plan/Study.
8. Site development to comply with all applicable conditions of approval for Z-17-90 and all other site-related actions as required by the Department of Public Works.
9. A Resolution of Intent.
10. All development shall be in conformance with the plot plan and building elevations.
11. 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.
12. 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.
13. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
14. All City Code requirements and design standards of all City departments must be satisfied.
15. Parking and driveway plans must be approved by the Traffic Engineer prior to the issuance of any permits.

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16. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
17. 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.
18. 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.
19. 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.
20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.
21. 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.

This item will be considered by the City Council on October 13, 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,



Rod Allison, Senior Planner
Current Planning Division

RA:rlr

cc: Mr. Gilles Pageau
Taurus Development
2620 Rigatta Drive, Suite #207-A
Las Vegas, Nevada 89128

Ms. Liz Ainsworth
Pentacore Engineering
6763 West Charleston Boulevard
Las Vegas, Nevada 89102