

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



015841

March 4, 1997

Mr. and Mrs. Tsai-Wang Li  
9730 Johnson Street  
Crown Point, Indiana 46307

RE: Z-12-97 - REZONING REQUEST

Dear Mr. and Mrs. Li:

Your request for a Rezoning on property located at the northeast corner of Vegas Drive and Fairhaven Street, from N-U (Non-Urban) Zone to C-1 (Limited Commercial), proposed use: 8,117 square foot single story auto parts store, Size: 1.90 Acres, Ward 4 (Callister), APN: 138-24-804-007 and 011, was considered by the Planning Commission on February 27, 1997.

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

1. No access to Fairhaven Street shall be permitted.
2. Provide minimum 10 foot wide landscape planters along Vegas Drive and Fairhaven Street and install 24 inch box trees 30 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
3. Approval of a plot plan and building elevations by the Planning Commission prior to development of the area designated as "Lot 2" on the plot plan.
4. Execute a Joint Parking and Access Agreement to ensure shared parking and access between the two sites prior to the issuance of any permits for the site.
5. Dedicate 30 feet of right-of-way adjacent to this site for Fairhaven Street, 30 feet for Vegas Drive, and a 20 foot radius on the northeast corner of Vegas Drive and Fairhaven Street prior to the issuance of any permits as required by the Department of Public Works.
6. Construct half-street improvements including appropriate overpaving on Fairhaven Street adjacent to both parcels within this site concurrent with the first phase of development anywhere on this site as required by the Department of Public Works. Also, construct all incomplete half-street improvements on Vegas Drive adjacent to this site concurrent with development of this site.

Maver  
Jan Lavery Jones

Councilmen  
Arnie Adamsen  
Matthew Q Callister  
Michael J McDonald  
Gary Reese

City Manager  
Larry K Barton



7. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of grading, building or off-site permits. 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 #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. The Traffic Impact Analysis shall also address the issue of intra-site access if no access to Fairhaven Street is allowed. 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.
8. 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. If a Traffic Impact Analysis is required by the Nevada Department of Transportation, provide a copy of such to the Traffic Engineer.
9. Resolution of Intent with a twelve month time limit.
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. All damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.
16. 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.
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of a building or grading permit, whichever occurs first.

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RE: Z-12-97

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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) prior to the issuance of 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.
22. Conformance to the plot plan as amended by the above conditions.
23. Conformance to the building elevations.

This item will be considered by the City Council on March 24, 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.

Very truly yours,



David Clapsaddle, Senior Planner  
Current Planning Division

DC:rir

cc: Mr. Frank Taylor  
4509 West Sahara Avenue  
Las Vegas, Nevada 89102

Mr. David Turner  
Baughman & Turner  
1210 Hinson Street  
Las Vegas, Nevada 89102

Mr. Lew Ellis  
Auto Zone  
60 Madison Avenue  
Memphis, Tennessee 38103