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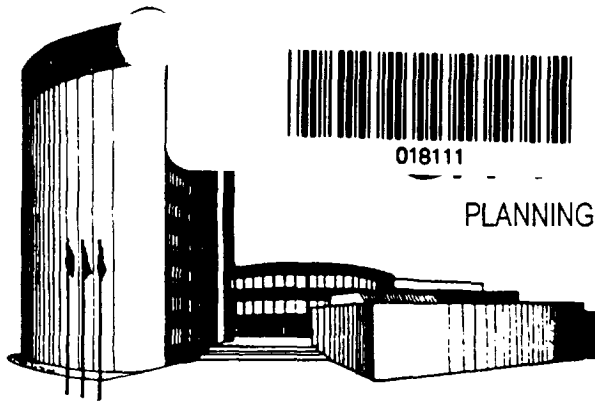
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LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT



October 1, 1996

Mr. Joseph Macchiaverna
6240 West Patrick Lane
Las Vegas, Nevada 89118

RE: Z-99-96 - REZONING REQUEST

Dear Mr. Macchiaverna:

Your request for a Rezoning on property located on the northwest corner of Sahara Avenue and Verdinal Drive, from N-U (Non-Urban) to C-2 (General Commercial), proposed use: two-story 163,000 square foot auto dealership with auto service area, was considered by the Planning Commission on September 26, 1996.

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. No access shall be permitted to Verdinal Drive, unless a reasonable alternative is permitted by the City.
3. The north 200 feet of the site shall be limited to the parking of vehicles.
4. Construct a nominal eight foot high decorative wall along the north property line subject to obtaining a Variance.
5. Provide a minimum 10 foot wide landscape planter along the north property line and install 36 inch box trees 20 feet on center with a three foot high berm as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
6. Provide minimum 10 foot wide landscape planters along Sahara Avenue and Verdinal Drive and install 24 inch box trees 30 feet on center as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged.
7. No public address system shall be permitted.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

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8. All light shall be directed so that light falls only on the subject site.
9. Vehicles shall not be test driven on any residential street.
10. All repair work shall be done within an enclosed building.
11. All vehicles awaiting repair shall be screened from the view of the abutting single family residences to the north of the site.
12. A minimum of 150 spaces shall be allocated for employee parking.
13. Side wall lighting shall be installed at the top level of the building as required by the Planning and Development Department. No overhead poles shall be permitted.
14. A solid wall shall be constructed along the north side of the garage, provided it can be properly ventilated, as required by the Planning and Development Department.
15. 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.
16. Provide plans showing accessible exterior routes from public transportation stops, accessible parking and passenger loading zones and public sidewalks to the accessible building entrances (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.
17. Construct half-street improvements on Verdinal Drive and construct all incomplete half-street improvements on Sahara Avenue adjacent to the overall site concurrent with the first phase of development anywhere on this site as required by the Department of Public Works.
18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
19. Meet with the Traffic Engineer for assistance in the possible redesign of the proposed driveway access, parking lot layout, and on site circulation 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.

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20. 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. 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. The Traffic Impact Analysis shall also propose methods of mitigating the introduction of commercial traffic from this site into the residential neighborhood on Verdinal Drive to the north. The Traffic Impact Analysis must address the potential for a cul-de-sac on Verdinal Drive. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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.
21. Landscape and maintain all unimproved right-of-way on Sahara Avenue adjacent to this site as required by the Department of Public Works.
22. File for an Occupancy Permit for all landscaping and private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to the issuance of any permits as required by the Department of Public Works.
23. Conformance to the plot plan as amended by the above conditions.
24. Conformance to the building elevations.
25. Resolution of Intent with a twelve month time limit.
26. 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.
27. 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.
28. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
29. All City Code requirements and design standards of all City departments must be satisfied.
30. Parking and driveway plans must first be approved by the Traffic Engineer.

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31. 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.
32. 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.
33. 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 October 16, 1996 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:rlr

cc: Mr. R. Douglas Spedding
R.D.S., Inc.
4380 East Alameda Avenue
Glendale, Colorado 80222

Ms. Cappy Hayes/Ms. Lora Vennetilli
VTN Nevada
2727 South Rainbow Boulevard, Suite 101
Las Vegas, Nevada 89102