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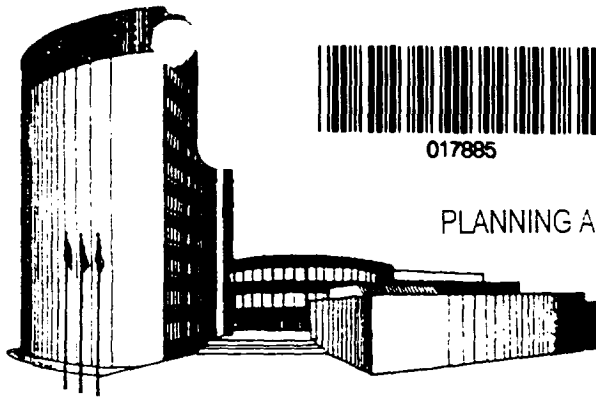
CITY MANAGER  
LARRY K. BARTON



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PLANNING AND DEVELOPMENT DEPARTMENT



July 16, 1996

Mr. David Goldstein  
Plaster Development Company, Inc.  
801 South Rancho Drive, Suite #E4  
Las Vegas, Nevada 89106

RE: Z-66-96 - REZONING REQUEST

Dear Mr. Goldstein:

Your request for a Rezoning from N-U (Non-Urban) under Resolution of Intent to R-PD14 (Residential Planned Development - 14 Units Per Acre) to C-1 (Limited Commercial) for a proposed office complex and daycare facility on property located on the southeast corner of Vegas Drive and Buffalo Drive, Ward 2 (Adamsen), was considered by the Planning Commission on July 11, 1996.

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

1. Provide minimum ten foot wide landscape planter areas along Vegas Drive and Buffalo Drive 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.
2. All exterior lighting shall be shielded so light falls only on the subject site.
3. A trash enclosure area shall be located on the site a minimum of 50 feet from any residential property as required by the Planning and Development Department.
4. Construct all incomplete half-street improvements on Vegas Drive and on Buffalo Drive adjacent to this site concurrent with development of this site as required by the Department of Public Works.
5. 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.



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6. 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. 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.
7. Where new water mains are extended along streets, where hydrants are not needed for protection of structures, fire hydrants shall be spaced at maximum 1,000 foot spacing to provide for transportation hazards.
8. The underlying Resolution of Intent to R-PD14 on this site shall be expunged.
9. Resolution of Intent with a twelve month time limit.
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 first be approved by the Traffic Engineer.
16. Any damage to the existing street improvements resulting from this development must be repaired as required by the Department of Public Works.

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17. All unused driveway cuts must be removed and replaced with "L" curb and new sidewalk meeting current City Standards as required by the Department of Public Works.
18. 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.
19. 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.
20. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

This item will be considered by the City Council on August 7, 1996, at 2:00 P.M. in the Council Chambers of City Hall, 400 East Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Very truly yours,



Rod Allison, Senior Planner  
Current Planning Division

RA:erh

cc: Ms. Patsy Mains  
Pentacore Engineering, Inc.  
6763 West Charleston Boulevard  
Las Vegas, Nevada 89102