



March 22, 2005

LAS VEGAS CITY COUNCIL

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CITY MANAGER

Mr. Gabriel Manriquez  
717 South 8th Street  
Las Vegas, Nevada 89101

RE: SDR-5727 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF FEBRUARY 16, 2004  
Related to ZON-5726 and VAR-5730

Dear Mr. Manriquez:

The City Council at a regular meeting held February 16, 2005 APPROVED the request for a Site Development Plan Review FOR A 1,495 SQUARE-FOOT OFFICE BUILDING AND WAIVERS OF LANDSCAPE AND BUFFER REQUIREMENTS on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2004. This approval is subject to:

Planning and Development

1. A Rezoning (ZON-5726) to a P-R (Professional Office and Parking) Zoning District and a Variance (VAR-5730) approved by the City Council.
2. This Site Development Plan Review shall expire two years from the date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 11/30/04; except as amended by conditions herein.
4. The Waiver from the requirement for eight-foot deep perimeter landscape buffers is hereby approved, provided an equivalent number of trees is provided elsewhere on the site. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect this requirement.
5. Turf shall be limited to a maximum of 12.5% of the total landscape area.
6. The landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council 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.

CITY OF LAS VEGAS  
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7. The existing chain-link fencing shall be removed. A six-foot high property line wall shall be provided along the south property line, and shall be a decorative block wall, with at least 20 percent contrasting materials or a wrought-iron fence. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets and properties. A trash enclosure, if provided, shall be walled and roofed in accordance with the requirements of Title 19.08.045.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Landscape and maintain all unimproved rights-of-way adjacent to this site.
11. Submit an Encroachment Agreement for all landscaping and private improvements, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.
12. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-5726 and all other subsequent site-related actions.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP  
Director  
Planning and Development Department

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

Mr. Rick Van Diepen  
PGAL  
5850 South Polaris  
Las Vegas, Nevada 89118

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