



Development
Services Center

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Current Planning 229-6301

www.lasvegasnevada.gov



047275

March 26, 2004

CORRECTED LETTER

Mr. Leonard Kryk
922 South Valley View Boulevard
Las Vegas, Nevada 89107

RE: SDR-3911 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Kryk:

Your request for a Site Development Plan Review FOR A PROPOSED OFFICE AND A WAIVER OF LANDSCAPE STANDARDS on 0.16 acres at 1007 Salem Drive (APN: 138-35-804-001), R-1 (Single Family Residential) Zone [PROPOSED: P-R (Professional Office and Parking)], Ward 1 (Moncrief), was considered by the Planning Commission on March 25, 2004.

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

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Approval of a Rezoning (ZON-3909) to P-R (Professional Office and Parking) by the City Council prior to the approval of any permits for development on this site.
3. The applicant shall meet with staff to submit a detailed landscape plan showing 24 inch box trees 20 feet on center in the existing yard area along Charleston Boulevard and along the north property line, 24 inch box trees 30 feet on center along the east property line and where possible increased landscaping in front of the building in the parking lot area. The revised plan shall be completed prior to the approval of any permits for development on this site.
4. Prior to the issuance of building permits, a revised landscape plan must be submitted to and approved by the Department of Planning and Development showing a maximum of 12.5% of the total landscaped area as turf.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



Mr. Leonard Kryk
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March 26, 2004

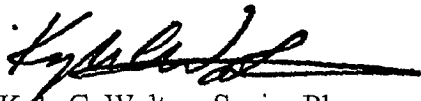
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
7. Mechanical and electrical equipment and any communication equipment, excluding communication towers and antennas, shall be concealed from view of Lake Mead Boulevard and neighboring properties.
8. All outdoor utility boxes exceeding 27 cubic feet in size shall meet the standards of Title 19.12.050.
9. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

10. Site development to comply with all applicable conditions of approval for ZON-3909 and all other site-related actions.

This item will be considered by the City Council on *April 21, 2004*, at 1:00 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 chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb