



040349



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CITY MANAGER
DOUGLAS A. SELBY

November 24, 2003

Mr. Marcus Allen
1700 West Lake Mead Boulevard
Las Vegas, Nevada 89106

RE: SDR-3048 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 19, 2003
RELATED TO ZON-3047

Dear Mr. Allen:

The City Council at a regular meeting held November 19, 2003 APPROVED the request for a Site Development Plan Review FOR A 1,092 SQUARE FOOT BARBER SHOP, AND FOR A REDUCTION IN THE WIDTH OF THE PERIMETER LANDSCAPE PLANTER on 0.21 acres at 1200 West Lake Mead Boulevard (APN: 139-21-610-285), R-2 (Medium Density Residential) Zone [Proposed: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2003. This approval is subject to:

Planning and Development

1. A Rezoning application (ZON-3047) to C-1 (Limited Commercial) approved by the Planning Commission and City Council.
2. 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.
3. The existing chain link fence shall be removed and replaced with new walls meetings the current Commercial Development Standards.
4. Any property line wall along the perimeter of the overall site shall be a decorative block wall, with at least 20 percent contrasting materials, or a wrought iron fence with decorative concrete or stone pilasters. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.ci.las-vegas.nv.us



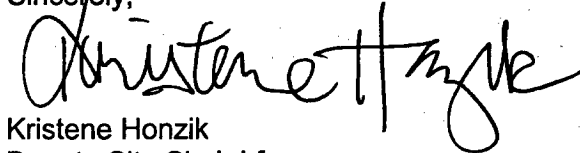
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6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and 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.
10. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. The lighting shall be directed away from residential property or screened, and shall not spill over onto adjacent properties.
11. 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.

Public Works

12. Site development to comply with all applicable conditions of approval for ZON-3047 and all other subsequent site-related actions.

Sincerely,



Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk

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