



037531



July 1, 2003

Mr. Chris Giddings  
Sider Family Limited Partnership  
621 Via Linda Court  
Las Vegas, Nevada 89144

MAYOR  
OSCAR B. GOODMAN

CITY COUNCIL  
GARY REESE  
(MAYOR PRO-TEM)  
LARRY BROWN  
LYNETTE B. McDONALD  
LAWRENCE WEEKLY  
MICHAEL MACK  
JANET MONCRIEF

CITY MANAGER  
DOUGLAS A. SELBY

RE: SDR-2269 - SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF JUNE 4, 2003

Dear Mr. Giddings:

The City Council at a regular meeting held June 4, 2003 APPROVED the request for a Site Development Plan Review, Waivers of the Commercial Development Standards and a reduction in the amount of required perimeter landscaping FOR A PROPOSED 1,447 SQUARE FOOT OFFICE CONVERSION on 0.15 acres located on property at 523 South 8th Street (APN: 139-34-810-053), R-1 (Single-Family Residential) under Resolution of Intent to P-R (Professional Office and Parking) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 5, 2003. This approval is subject to:

Planning and Development

1. The Mulberry tree shall be removed.
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. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to denote all rights-of-way, label all property lines, and provide all dimensions. In addition, a minimum five foot sidewalk shall abut the 90 degree parking spaces in the rear parking area. The van accessible parking space and accessible route shall be striped per Title 19 standards [Section 19.10(G)].
5. The front yard handicap-accessible walkway leading to the side ramp access shall be constructed of pavers, bricks, patterned concrete, or similar materials distinguishing it from other paved surfaces, in conformance with Commercial District Development Standards.

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Mr. Chris Giddings  
SDR-2269 – Page Two  
July 1, 2003

6. Provide information to the Planning and Development Department stating the location of garbage containers inside the building.
7. The elevations shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect additional architectural features (especially around windows) to enhance façade articulation.
8. 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.)
9. On-premise signage shall conform to the standards of Title 19.14 for a P-R (Professional Office and Parking) Zoning District, where applicable.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1507 and all other subsequent site-related actions.

Sincerely,



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

Sincerely,



M. Margo Wheeler, AICP  
Planning Manager, Current Planning Division  
Planning and Development Department

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

Mr. Lawrence D. Rouse, Ltd.  
2100 Pinto Lane  
Las Vegas, Nevada 89106

Mr. Chris Giddings  
9420 West Sahara Avenue, Suite #200  
Las Vegas, Nevada 89117