



March 9, 2001



Mr. and Mrs. Abel Parente
1501 South Maryland Parkway
Las Vegas, Nevada 89104

RE: Z-0007-01(1) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. and Mrs. Parente:

Your request for a Site Development Plan Review FOR A PROPOSED 1,443 SQUARE FOOT OFFICE CONVERSION located at 1501 South Maryland Parkway (APN: 162-02-210-012), R-1 (Single Family Residential) Zone, PROPOSED: P-R (Professional Office and Parking), Ward 3 (Reese), was considered by the Planning Commission on March 8, 2001.

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

Planning and Development

1. If this Site Development Plan Review is not exercised within one year from date of approval, the Site Development Plan Review shall be void unless an Extension of Time is granted.
2. The site plan shall be revised to locate the five required parking spaces along the east (rear) property line. The site plan shall include one van accessible space, three regular spaces, and one compact space.
3. The landscape plan shall be revised to reflect: a fifteen foot wide front yard landscape planter with the exception of providing a pedestrian access (five-foot wide sidewalk) to the building; six-foot wide rear yard landscape planter along the east property line; and a five-foot wide side yard landscape planter along the north property line. The landscape planters shall be planted with 24-inch box trees, 30-foot on center and shrub and groundcover as required by the Las Vegas Urban Design Guidelines and Standards.
4. Signs shall be permitted as required by Section 19A.14.090(B). Awnings are permitted, but no signed awnings are allowed on the building.

Public Works

5. Meet with the Traffic Engineering Representative in Land Development 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. Any new or modifications to existing driveways shall be designed, located and constructed to the full width and meet the intent of Standard Drawing #222a.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
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6. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards prior to occupancy of this site.
7. Provide a copy of a recorded Joint Access and Parking Agreement ensuring the perpetual joint use of the driveway and parking lot to the south of this property prior to the issuance of permits or occupancy of this site, whichever may occur first. If such proof cannot be provided, this site shall be redesigned to provide access entirely within the limits of this property.
8. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-7-01 and all other site-related actions.

Standard Conditions

9. 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. For non-residential developments, failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
10. 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.
11. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets.
12. All City Code requirements and design standards of all City departments must be satisfied.

This item will be considered by the City Council on April 18, 2001, 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 choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:sd

cc: Mr. and Mrs. Pablo Lain
1501 South Maryland Parkway
Las Vegas, Nevada 89104