



005472

March 8, 2001

Ms. Susan M. Teitel
9750 Peace Way, Suite #2027
Las Vegas, Nevada 89147

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)
MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
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MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

RE: Z-0120-00(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 7, 2001
Related to Z-0120-00

Dear Ms. Teitel:

The City Council at a regular meeting held March 7, 2001 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,500 SQUARE FOOT PROFESSIONAL OFFICE; AND FOR A WAIVER OF THE LANDSCAPING REQUIREMENTS on 0.16 acres located at 618 South 7th Street (APN: 139-34-810-005), R-1 (Single Family Residence) Zone [PROPOSED: P-R (Professional Office and Parking)]. The Notice of Final Action was filed with the Las Vegas City Clerk on March 8, 2001. This approval is subject to:

Planning and Development

1. The City Council shall approve Rezoning to a P-R (Professional Office and Parking) Zoning District.
2. If this Site Development Plan Review is not exercised within two years of the approval, this Site Development Plan Review shall be void unless an Extension of Time is granted.
3. The site plan shall be revised to depict the parking spaces along the north property line dimensioned at an 18 foot length, and the single space along the south property line be striped as a designated compact space (width of 8 feet).
4. A landscaping plan shall be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first. The landscaping plan shall depict all areas on the site to be re-planted, to the satisfaction of Planning and Development Department staff.
5. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission 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
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101


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Ms. Susan M. Teitel
Z-0120-00(1) – Page Two
March 8, 2001

Public Works

6. 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.
7. Site development to comply with all Conditions of Approval for Zoning Reclassification Z-0120-00.

Sincerely,



DOREEN ARAUJO
DEPUTY CITY CLERK I for
BARBARA JO RONEMUS, CITY CLERK

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

Mr. Kent Utley
Criterium-McWilliams Engineers
819 Judy Place
Boulder City, Nevada 89005