



003760

December 21, 2000

Amparo Gamazo
Housing Authority of the City of Las Vegas
2800 East Walnut Avenue
Las Vegas, Nevada 89101

RE: SD-0057-00 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 20, 2000
Related to V-0068-00

Dear Applicant:

The City Council at a regular meeting held December 20, 2000 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 8,896 SQUARE FOOT ADMINISTRATION BUILDING on the southeast corner of Tenth Street and Linden Avenue (APN: 139-35-110-030), R-2 (Medium-Low Density Residential). The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2000. This approval is subject to:

Planning and Development

1. The applicant shall work with staff to determine the feasibility of removing parking spaces along Tenth Street and replacing the spaces with landscaping that conforms to the Las Vegas Urban Design Guidelines and Standards.

[AT THE OCTOBER 12TH PLANNING COMMISSION MEETING, THE COMMISSION REVISED CONDITION 1 TO DIRECT THE APPLICANT AND STAFF TO DISCUSS PARKING AND LANDSCAPING ALONG 10TH STREET. ON OCTOBER 19TH, STAFF MET WITH THE APPLICANT, AND IT WAS AGREED TO PROVIDE FOUR (4) MORE LANDSCAPE ISLANDS AND ADDITIONAL LANDSCAPING ON THE CORNER OF 10TH STREET AND LINDEN AVENUE.]

Public Works

2. 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 concurrent with development of this site.

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

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

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



3. 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. All new driveways or modifications to existing driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222a unless otherwise allowed by the Traffic Engineer. No new parking spaces which would require a vehicle to back into or out of the public right-of-way, beyond those which currently exist, will be allowed.
4. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, whichever may occur first, as required by the Department of Public Works. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to contribute monies for the construction of neighborhood or local drainage improvements. The amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, whichever may occur first. In lieu of monetary contributions, in whole or in part, the developer may agree to construct such drainage facility improvements as are recommended by the approved Drainage Plan/Study concurrent with development of this site if allowed by the Planning Engineer.

Standard Conditions

5. All mechanical equipment, air conditioners and trash areas shall be fully screened from view.
6. 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.
7. 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.

Sincerely,



DOREEN ARAUJO
Deputy City Clerk I for
BARBARA JO RONEMUS, CITY CLERK

cc: See Attached List

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

Mr. Dwayne Esenbaugh
Lucchessi, Galati Architects
500 Pilot Road, Suite A
Las Vegas, Nevada 89119