



004018

January 18, 2001

Mr. Tom Wiesner
Wiesner Family Trust
3025 Sheridan
Las Vegas, Nevada 89102

RE: SD-0045-00(1) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF DECEMBER 20, 2000

Dear Mr. Wiesner:

The City Council at a regular meeting held December 20, 2000 APPROVED the request for a Waiver of Landscaping Requirements TO ALLOW A THREE-FOOT WIDE LANDSCAPE PLANTER WITH TREES PLANTED FIFTY FEET ON-CENTER ALONG THE NORTH PROPERTY LINE WHERE AN EIGHT-FOOT WIDE LANDSCAPE PLANTER CONTAINING TREES PLANTED 30 FEET ON-CENTER IS REQUIRED; TO ALLOW NO LANDSCAPE PLANTER AND TREES PLANTED FROM 20 TO 90 FEET ON-CENTER ALONG THE SOUTH PROPERTY LINE WHERE AN EIGHT-FOOT WIDE LANDSCAPE PLANTER CONTAINING TREES PLANTED 20 FEET ON-CENTER IS REQUIRED; AND TO ALLOW A THREE-FOOT WIDE LANDSCAPE PLANTER CONTAINING TREES PLANTED 65 FEET ON-CENTER ALONG THE FRONT PROPERTY LINE WHERE A FIFTEEN-FOOT WIDE PLANTER CONTAINING TREES PLANTED 20 FEET ON-CENTER IS REQUIRED IN CONJUNCTION WITH AN APPROVED 9,715 SQUARE FOOT ADDITION TO AN EXISTING TAVERN (DRAFT HOUSE) at 4543 North Rancho Drive (APN: 138-02-202-014), C-2 (General Commercial). 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. A revised landscaping plan shall be submitted which depicts a minimum five-foot wide landscape planter with 36-inch box trees spaced a maximum of 20 feet on center, shrubs and ground cover along the entire south and southwest property line. If any of the trees die, applicant will be required to replace them.

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2. Two additional tiers of matching concrete block shall be attached to the existing wall the length of the southwest property line.
 - Applicant must provide the Building Department with assurance from a registered engineer that the wall is sound and will be able to handle that additional height, and
 - Because that wall is located on the residential properties, it will require permission from those property owners in writing prior to any issuance of permits for such an extension of the wall.
3. All parking spaces on the southwest side of the building must be adjacent to the building. No parking spaces in this area may be next to the perimeter landscape planter.
4. Only handicap parking spaces will be allowed from the rear entrance walk south. Regular parking spaces will be permitted north of the rear entrance walk.
5. Applicant to provide light shields to deter any glare generated by lights within the tavern's parking lot.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission and 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. A landscaping plan must be submitted prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.

Sincerely,



LINDA OWENS
Deputy City Clerk II for
BARBARA JO RONEMUS, CITY CLERK *AR*

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

Mr. Robert Sherman
Sherman Architecture
2701 Crimson Canyon Drive
Las Vegas, Nevada 89128