



012382

February 18, 2000

Mr. and Mrs. Alberto Delapaz
1300 South Decatur Boulevard
Las Vegas, Nevada 89102

RE: Z-102-96(3) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. and Mrs. Delapaz:

The City Council at a regular meeting held February 2, 2000 APPROVED the request for a Site Development Plan Review on property located adjacent to the west side of Cumorah Court, approximately 300 feet north of Sahara Avenue FOR A PROPOSED 5,429 SQUARE FOOT OFFICE BUILDING; AND DENIED A WAIVER OF THE LANDSCAPING REQUIREMENTS, U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial), SIZE: 0.56 Acres; Ward 1 (McDonald); APN: 163-03-415-004. The Notice of Final Action was filed with the Las Vegas City Clerk on February 3, 2000. This approval is subject to:

1. The applicant shall revise the landscape plan to provide an eight (8) foot landscape planter along the entire west property line with 24 inch box trees provided thirty (30) feet on center.
2. 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. Driveways shall meet the intent of Standard Drawing #222a as required by the Department of Public Works.
3. An addendum to the previously approved Drainage Plan and Technical Drainage Study for the Cumorah Center commercial subdivision must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits as required by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.
4. Site development to comply with all applicable Conditions of Approval for Z-102-96 and all other site-related actions as required by the Department of Public Works.

Sincerely,

Barbara Jo Ronemus
BARBARA JO RONEMUS
City Clerk

/ac

cc: See Attached List

DP

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
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



Mr. and Mrs. Alberto Delapaz
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cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services
Land Development Services

Mr. Aramesh Akhavan
1405 South Jones Boulevard
Las Vegas, Nevada 89146

Mr. and Mrs. Chad Lee
1300 South Decatur Boulevard
Las Vegas, Nevada 89102