



000991



January 10, 2000

MAYOR
OSCAR B. GOODMAN

Mr. Andrew Tompkins
P.O. Box 1060
Las Vegas, Nevada 89101

RE: SD-30-99 - SITE DEVELOPMENT PLAN REVIEW

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

Dear Mr. Tompkins:

CITY MANAGER
VIRGINIA VALENTINE

The City Council at a regular meeting held January 5, 2000 APPROVED the request for a Site Development Plan Review on Third Street between Ogden Avenue and Stewart Avenue FOR A PROPOSED PEDESTRIAN MALL, C-2 (General Commercial) Zone, Ward 5 (Weekly), APN: 139-34-510-019. The Notice of Final Action was filed with the Las Vegas City Clerk on January 6, 2000. This approval is subject to:

1. A revised site plan shall be submitted depicting landscaping, paving and design elements similar to the existing Fremont Street Pedestrian Mall to the south.
2. All development shall be in conformance with the Site Development plan.
3. Vacation Application VAC-30-98 shall record prior to the proposed closure of Third Street or the issuance of any permits as required by the Department of Public Works.
4. Remove all existing public street lights and parking meters and return them to the City Yard prior to re-opening this site as a pedestrian mall as required by the Department of Public Works.
5. Meet with the Traffic Engineer in Land Development for assistance in the possible redesign of the proposed parking area off of Stewart Avenue and for possible modifications to the existing traffic signal systems adjacent to the pedestrian mall prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first as required by the Department of Public Works. Comply with the recommendations of the Traffic Engineer.
7. No permanent structures shall be permitted within the 20 foot wide public sewer easement. Any relocation of facilities required for the City of Las Vegas to repair the existing sewer line shall be at the applicant's expense as required by the Department of Public Works.

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

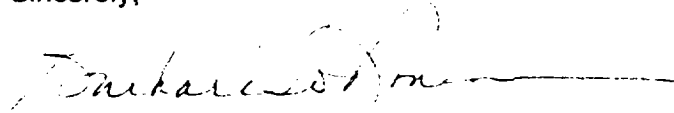
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8. Meet with the Flood Control Section of the Department of Public Works prior to the issuance of permits to determine what, if any, drainage mitigation measures may be necessary to protect this site as required by the Department of Public Works. Comply with the recommendations of the Flood Control Section.
9. Site development to comply with all applicable Conditions of Approval for VAC-30-98 and all other site-related actions.

Sincerely,



BARBARA JO RONEMUS
City Clerk

/vwd

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

Mr. Gabriel Menedez
Martin & Martin, Inc.
2101 South Jones Boulevard, Suite A
Las Vegas, Nevada 89146