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CITY MANAGER
VIRGINIA VALENTINE



012551

December 17, 1999

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:

Your 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 FOR 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, was considered by the Planning Commission on December 16, 1999.

The Planning Commission unanimously voted to recommend **APPROVAL** of your request, subject to the following:

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.

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

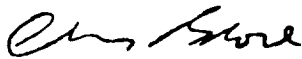
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4. Site development to comply with all applicable Conditions of Approval for Z-102-96 and all other site-related actions as required by the Department of Public Works.

This item will be considered by the City Council on Wednesday, February 2, 2000 at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative choose not to attend, the City Council may act in your absence without your input.

Sincerely,



Chris Glore, Senior Planner
Planning and Development Department
Current Planning Division

CG:clb

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

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