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MAYOR
JAN LAVERTY JONES

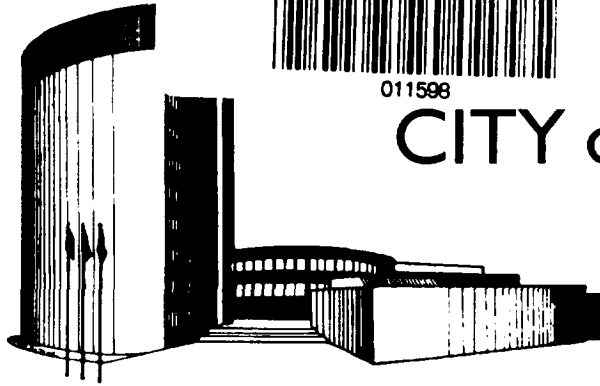
COUNCILMEN
ARNIE ADAMSEN
MICHAEL J. McDONALD
GARY REESE
LARRY BROWN

CITY MANAGER
VIRGINIA VALENTINE



011598

CITY of LAS VEGAS



October 15, 1998

Mr. Robert Holgate
Triple 5 Development Group Limited on behalf of Dexter Ives and Associates
9452 West Sahara Avenue
Las Vegas, Nevada 89102

RE: Z-139-88(29) - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Holgate:

The City Council at a regular meeting held October 12, 1998 APPROVED the request for a Site Development Plan Review on property located on the north side of Sahara Avenue, west of Fort Apache Road, FOR A PROPOSED 3,190 SQUARE FOOT RESTAURANT, C-1 (Limited Commercial) Zone, Size: 0.73 Acre. The Notice of Final Action was filed with the Las Vegas City Clerk on October 13, 1998. This approval is subject to:

1. Conformance to the Las Vegas Urban Design Guidelines and Standards and the Las Vegas Zoning Code.
2. An addendum to the previously approved 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.
3. Site development to comply with all applicable Conditions of Approval for Z-139-88, the Wellington Commercial subdivision and all other site-related actions as required by the Department of Public Works.

Sincerely,

BARBARA JO RONEMUS
City Clerk

/ac

cc: See Attached List

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www.ci.las-vegas.nv.us (WEBSITE)



Mr. Robert Holgate
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October 15, 1998

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

Mr. Dexter Ives
Dexter & Associates
1110 East Missouri
Phoenix, Arizona 85014

Mr. James Grindstaff
Perlman Architects
2230 Corporate Circle, #200
Henderson, Nevada 89014