

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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May 13, 2008

Dr. Doug Selby
City Parkway IV A, Inc.
400 Stewart Avenue, 8th Floor
Las Vegas, Nevada 89101

RE: SDR-27695 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Dr. Selby:

Your request for a Minor Site Development Plan Review FOR A HEAVY MACHINERY EQUIPMENT STORAGE LOT AND WAIVERS OF PARKING LOT AND PERIMETER LANDSCAPE REQUIREMENTS on 5.25 acres on the south side of Bonanza Road 500 feet east of "D" Street (a portion of APN 139-27-401-031), M (Industrial) Zone, Ward 5 (Barlow), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department Staff has administratively **APPROVED** your request subject to the following:

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, date stamped 04/25/08, except as amended by conditions herein.
3. A Waiver from Title 19.12 is hereby approved, to allow no landscape buffers around the perimeter of this development.
4. An Exception from Title 19.10.010 is hereby approved, to allow no wheel stops/curbing, no parking lot landscape islands and no perimeter curbing.
5. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to reflect the changes herein: Revise the site plan to uniformly reflect the correct chain link fence height of six feet.
6. Install and maintain screening in the chain link fence fronting Bonanza Road.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lori Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



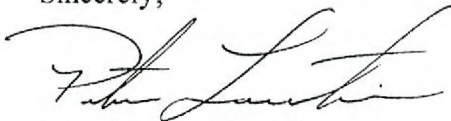
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
 9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
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Public Works

10. Extend the median in Bonanza Road westward to prevent left turns from this site onto Bonanza Road.
11. If the entry gates proposed are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate unless otherwise allowed by the City Engineer; alternatively the gates shall remain open during regular business hours. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.
12. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

This action by the Planning and Development Department staff is final.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Larry Miller
Nevada Ready Mix Corporation
601 West Bonanza Road
Las Vegas, Nevada 89106

Mr. Jim Thomas
VTN Engineering
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146