

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas NV 89101

Voice 702 229 6301
Fax 702 474 0352
TTY 702 386 9108

www.lasvegasnevada.gov



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07101 001 06 07

September 14, 2007

Mr Bruce Bilyeu
Don & Paul, LLC
4141 South Arville Street
Las Vegas, Nevada 89106

RE: ABEYANCE - SDR-22205 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr Bilyeu

Your Request for a Site Development Plan Review TO ALLOW FOR 37,200 SQUARE FEET OF LIGHT MANUFACTURING, 40,000 SQUARE FEET OF LIGHT ASSEMBLY AND FABRICATION, 22,000 SQUARE FEET OF AUTO REPAIR GARAGE (MAJOR), AND 13,800 SQUARE FEET OF OFFICE SPACE WITH A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO FOOT WIDE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST, WEST, AND SOUTH PROPERTY LINES on 9.77 acres on the south side of Bonanza Road approximately 550 feet west of Martin L. King Boulevard (APN 139-28-412-001), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow) NOTE THIS APPLICATION HAS BEEN AMENDED FROM 37,200 SQUARE FEET OF LIGHT MANUFACTURING TO 36,900 SQUARE FEET, 40,000 SQUARE FEET OF LIGHT ASSEMBLY TO 40,000 SQUARE FEET, AND 13,800 SQUARE FEET OF OFFICE TO 16,500 SQUARE FEET, was considered by the Planning Commission on September 13, 2007

The Planning Commission voted to **APPROVE** your request, subject to the following

- 1 Conformance to the conditions for Rezoning (ZON-9925) and Rezoning (Z-0084-99)
- 2 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
- 3 All development shall be in conformance with the site plan date stamped 07/16/07, landscape plan and building elevations date stamped 05/24/07, except as amended by conditions herein
- 4 A Waiver from Title 19.12.040A Landscape, Wall and Buffer Standards is hereby approved to allow a zero foot wide landscape buffer where eight feet is required along the east, west, and south property lines

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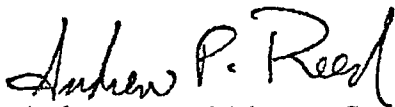
Mr Bruce Bilyeu
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Public Works

- 13 An update 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 grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study. This site is within a FEMA Flood Zone A.
- 14 Site development to comply with all applicable conditions of Ahern Rentals Commercial Subdivision and all other applicable site-related actions.

This action by the Planning Commission on *September 13, 2007* is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *September 14, 2007*.

Sincerely,



Andrew P. Reed, Planning Supervisor
Planning and Development Department
Current Planning Division

AR dm

cc Mr Bruce Bilyeu
Don F Ahern
1611 West Bonanza Road
Las Vegas, Nevada 89106

Ms Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite 206
Las Vegas, Nevada 89104

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