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June 22, 2007

Mr. Brent Bell
Bell Real Estate, LLC
1902 Industrial Road
Las Vegas, Nevada 89102

RE: SDR-21141 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 20, 2007

Dear Mr. Bell:

The City Council at a regular meeting held June 20, 2007 APPROVED the request for a Major Modification to an approved Site Development Plan Review (SDR-11676) FOR A PROPOSED 401,140 SQUARE-FOOT, 79-FOOT TALL PARKING STRUCTURE WITH 80,000 SQUARE FOOT AUTO REPAIR GARAGE (MAJOR), FIRST FLOOR OFFICE, AND 1,015-SPACE PARKING GARAGE AND A WAIVER OF THE ZERO FOOT FRONT SETBACK REQUIREMENT on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road (APNs 162-04-704-008, 162-04-802-001, 002, 003 and 004), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 21, 2007. This approval is subject to:

Planning & 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, landscape plan, and building elevations, date stamped 04/09/07, except as amended by conditions herein.
3. 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. (1) Right-of-Way improvements in accordance with the Downtown Centennial Plan Streetscape Standards shall be incorporated into the site plan comprised of a minimum five foot wide amenity zone and 10 foot wide unobstructed sidewalk along Industrial Road. (2) A total of eight handicapped accessible parking spaces for the automotive repair component shall be incorporated into a revised site plan.
4. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be

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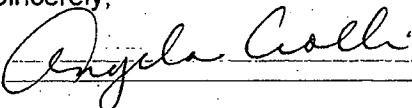


Mr. Brent Bell
SDR-21141 – Page Three
June 22, 2007

Public Works

14. Per the approved Master Plan of Streets and Highways (MSH-13509); dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Industrial Road prior to the issuance of any permits. This dedication shall not be enforced where existing buildings are within the requested dedication area.
15. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Industrial Road.
16. Landscape and maintain all unimproved right-of-way, if any, on Industrial Road adjacent to this site. All landscaping and private improvements 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.
17. Submit an Encroachment Agreement for all landscaping, if any, located in the Industrial Road public right-of-way adjacent to this site prior to occupancy of this site.
18. 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 or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. ~~Site development to comply with all applicable conditions of approval for SDR-11676 and all other site-related actions.~~

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

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

Mr. Landon Christopherson
Peak Development Services
6402 McLeod Drive, Suite #2
Las Vegas, Nevada 89102

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