

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

July 13, 2007

Mr. Bruce Bilyeu
DFA, LLC
4141 South Arville Street
Las Vegas, Nevada 89106

RE: SDR-22206 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Bilyeu:

Your request for a Major Amendment to a Site Development Plan Review (SDR-13833) FOR A COMMERCIAL DEVELOPMENT OF 30,000 SQUARE FEET OF HARDWARE STORE, 30,000 SQUARE FEET OF OFFICE SPACE, 40,000 SQUARE FEET OF COVERED STORAGE AREA, AND 60,000 SQUARE FEET OF AUTO REPAIR GARAGE (MAJOR) WITH A WAIVER OF PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A 10 FOOT WIDE BUFFER WHERE 15 FEET IS REQUIRED ALONG SOUTH PROPERTY LINE on 20.53 acres at the northeast corner of Bonanza Road and Clarkway Drive (APNs 139-28-302-013, 017-026, and 033), R-E (Residence-Estates) Zone under Resolution of Intent to C-2 (General Commercial) Zone, R-3 (Medium Density Residential) Zone under Resolution of Intent to C-2 (General Commercial) Zone, C-1 (Limited Commercial) Zone under Resolution of Intent to C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on July 12, 2007.

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

Planning and Development

1. Conformance to the conditions for Rezoning (ZON-13837), Variances (VAR-14320 and VAR-16049) and Special Use Permits (SUP-13836, SUP-14324 and SUP-14329).
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 and landscape plan date stamped 06/14/07 and building elevations date stamped 05/24/07, except as amended by conditions herein.
4. Site Development Plan Review (SDR-13833) is hereby expunged.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



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5. All parking and storage areas shall be paved using asphalt and concrete only.
6. A master sign plan shall be submitted for approval by the City of Las Vegas prior to the issuance of the certificate of occupancy for any building on the site prior to the issuance of sign permits as per Title 19.14.
7. A Waiver from Title 19.12.040A Landscape, Wall and Buffer Standards is hereby approved to allow a ten foot perimeter landscape buffer along the south property line where 15 feet is required.
8. The 60,000 square feet labeled Repair Shop (Auto Repair Garage, Major) shall be utilized as rental repair shop for the owner's rental equipment.
9. 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 permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

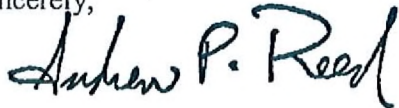
17. The driveway on Washington Avenue shall be designed, located and constructed in accordance with Standard Drawing #224.
18. Submit an application to the Land Development section of the Department of Public Works for a deviation from Standard Drawing #222a for the depth of the driveway accessing this site from Bonanza Road.
19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp. Also, grant appropriate pedestrian access easements for all sidewalks located outside of the public right-of-way.
20. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine offsite relief sewer requirements in Bonanza Road necessary to meet the demands of this development. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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21. 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.
22. Site development to comply with all applicable conditions of approval for ZON-13837 and all other site-related actions.

This action by the Planning Commission on *July 12, 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 *July 13, 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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