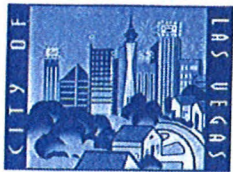


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
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July 11, 2008

Mr. Tom Dombrowski
Nevada Power Company
6226 West Sahara Avenue
Las Vegas, Nevada 89146

RE: ABEYANCE - SDR-27953 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Dombrowski:

Your request for a Site Development Plan Review FOR A ELECTRIC UTILITY SUBSTATION WITH A WAIVER OF LANDSCAPE STANDARDS at 300 South Martin Luther King Boulevard (APN 139-33-202-007), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on July 10, 2008.

The Planning Commission voted to ***APPROVE*** 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, landscape plan, and building elevations, date stamped 05/21/08, except as amended by conditions herein.
3. 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.

Mayor
Oscar B. Goodman

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

City Manager
Douglas A. Selby



07101-001-06-07

EOT-38397

4. 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.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. All perimeter walls must be decorative with 20 percent contrasting material and that pilasters are to be spaced a maximum of 24 feet on center.
8. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: a landscape buffer shall be included along the western property line adjacent to the neighboring residential development sufficient to provide a tree every 20 feet on-center in an approved configuration as outlined by Title 19.12.030.
9. 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.
10. 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.

11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

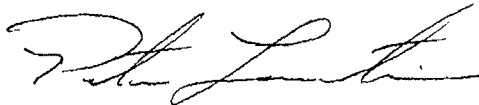
Public Works

13. The applicant shall coordinate with the adjacent parcel to the north to submit and receive approval from the City Council for a Review of Condition #14 of SDR-3278 to allow access to this site via the existing emergency access easement prior to the issuance of permits. If the ROC is not approved by the City Council this site plan shall be null and void and the applicant will need to obtain access through an alternative entry.
14. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.
15. The proposed gated entry shall be designed, located and constructed to meet the intent Standard Drawing #222a. An appropriate turn around shall be constructed within the private drive and the proposed gates shall be setback a sufficient distance to allow the largest commercial vehicles accessing this site to pull completely out of the Martin L. King Boulevard right-of-way before stopping to open the gates.
16. 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. Existing obstructions, such as the block wall on the adjacent parcel to the north side of this site, shall be modified as necessary to conform to the Sight Visibility Restriction Zone Standards.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of construction plans for this site. The design and layout of the access drive shall meet the approval of the Department of Fire Services.
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.

Mr. Dombrowski
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July 11, 2008

This action by the Planning Commission on **July 10, 2008** 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 11, 2008**.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl:clb