

October 6, 2010

City of Las Vegas
Planning and Development Department
731 S. Fourth Street

Attn: Steve Swanton, AICP

RE: RAINBOW & CRAIG-SEQUOIA ELECTRIC
GPA-39489, ZON-39490, SDR-39491, Var-39492

PROJECT NO: 10-129

Dear Steve,

Pursuant to our phone conversation, attached is the list of proposed conditions that our neighbors have agreed to as it applies to the Equipment Rental Business:

1. Business days of week shall be Monday thru Friday.
2. Business hours shall be 6:30 A.M. until 6:30 p.m.
3. No diesel engine start ups before 7:00a.m.
4. Equipment shall be rented with an operator.
5. Equipment shall be stored inside the building or at the designated outside storage area.
6. No equipment in its stored position shall be taller than 14 feet in height.
7. Quantity of rental equipment and large vehicles shall be per the Exhibit Site Plan sheet AS1.03 dated 09-07-10
8. Business owner shall provide a point of contact for neighbors to reach out to with any concerns. Contact numbers are during business hours (702) 839-9047 and after business hours (702) 491-2972.
9. Property owner to restrict uses allowed in the C-M zone as agreed to by neighbors. The following list of excluded uses are;
 1. Boarding of Rooming House
 2. Rescue Mission Shelter for Homeless
 3. Gun Club Skeet or Target Rage Archery Club indoor and outdoor
 4. Sexually Oriented Business
 5. Auction House
 6. Auto repair Garage (Major) Open to Public
 7. Motor Vehicle Sales – New and Used
 8. Towing and Impound Yard
 9. Taxi Cab / Limo Yard
 10. Towing Service
 11. Manufacturing, Heavy
 12. Salvage or Reclamation of products (indoor)
 13. Recycling Collection Center
 14. Auto Pawn
 15. Bus Charter Services & Service Facility
10. Existing Monument Sign (externally Illuminated) shall remain.
11. Parking lot lighting shall conform to title 19 requirements including hooded and project downward. Light shall not spill into adjacent properties.

Submitted at Planning Commission

Date 10/21/10 Item 39-42

Summary of neighborhood meeting;

Two neighbors were in attendance and topics of discussion are as follows;

1. We informed the neighbors of plan changes as a result City of Las Vegas Planning staff comments.
2. We reviewed and agreed to the proposed conditions;
3. We reviewed possible CM uses and agreed to delete the undesirable ones.

Meeting started at 6:00 p.m. and concluded at 6:50 p.m.

Should you require additional information or have any questions please contact me at 702.454.5842.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard C. Gallegos', written in a cursive style.

Richard C. Gallegos
Principal

RCG/PT

cc: 10-129.rl steve.swanton.10.06.10

Richard Gallegos

From: Bob [shooter727@cox.net]
Sent: Wednesday, October 20, 2010 10:21 PM
To: richardg@pacdesignconcepts.com
Subject: letter of support

Richard,

I am sorry to say that I will not be able to join you at the Commission meeting due to my work schedule.

If you would, please pass this letter of support to the Commission for me.

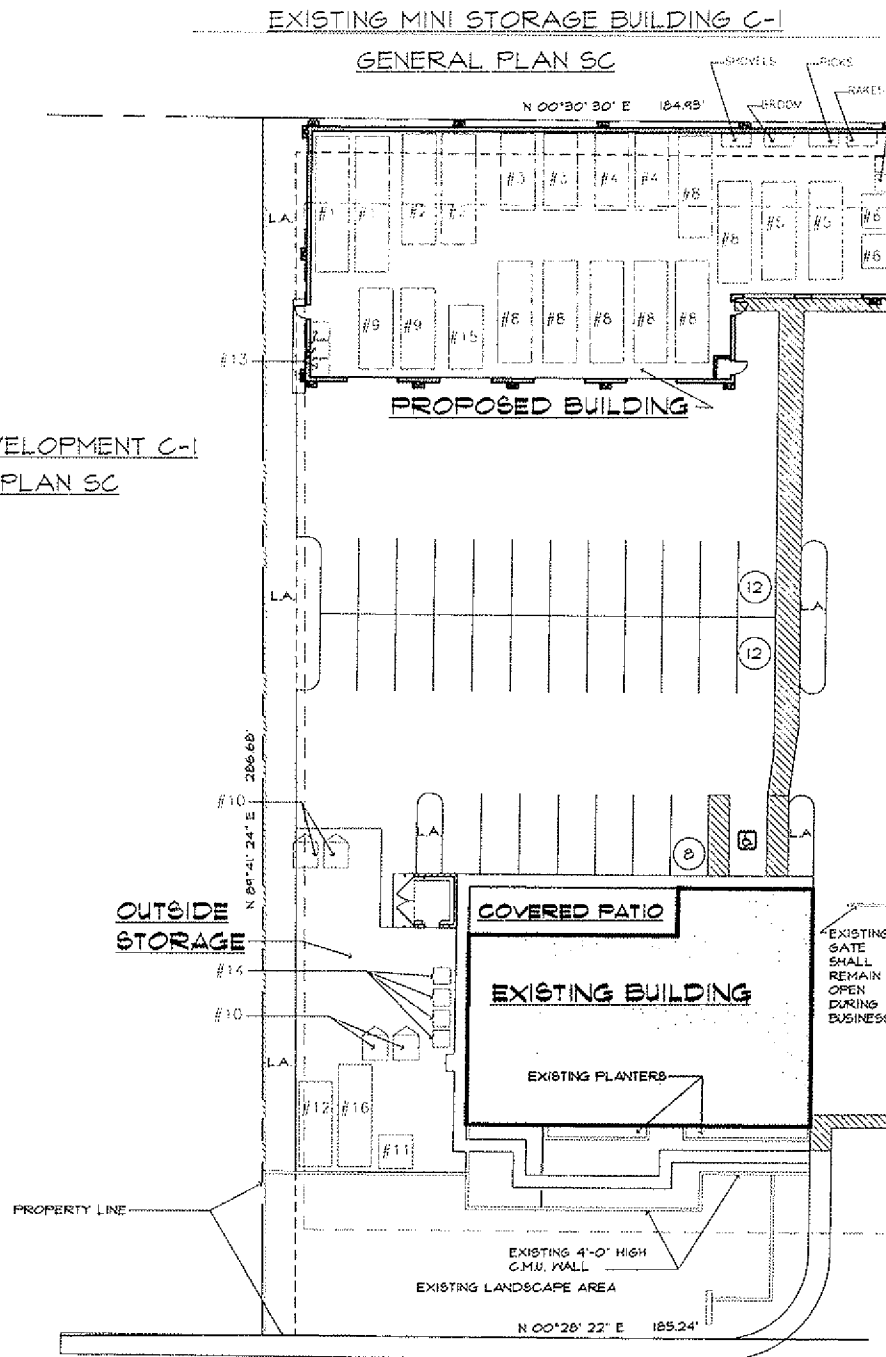
I would like to tell them that all persons involved with Sequoia Electric and the respective representatives for the two council members who represent this area were knowledgeable, respectful, patient and willing to hear all of the concerns I put before them, and had or researched and answered to my satisfaction these concerns. As I see it, Sequoia Electric should be a welcome neighbor and will address any concerns in the future.

Sincerely,
Bob Fitzpatrick
4448 McBride Dr.
Las Vegas, NV 89108
702-574-8819

10/21/2010

P:\10-123 Rainbow & Greg-Stevens\ARCH-CAT\10-123 551 03 exhibit for Equipment dwg posted 10/21/2010 9:28 AM by Rafaela Terreros

EXISTING DEVELOPMENT C-1
GENERAL PLAN SC



SITE PLAN
1" = 20'-0"
EXISTING RESIDENTIAL RC-L
GENERAL PLAN M
LEGEND