

10/28/2010

SSA - Small Studio Associates, LLC
Small Studio Associates, LLC.
4630 South Arville Street, Suite A
Las Vegas, Nevada 89103-5341
702.8731718 702.8731726 fax
www.smallstudioassociates.com

Rob Namy
Senior Vice President
Weston Inc.
4832 Richmond Road, Ste 100
Cleveland, OH 44128

CC: Jim Slatcher
General Manager
Western Linen Services Inc
4575 S. Procyon Avenue
Las Vegas, NV 89103

Re: LVTC DRC 310-048 Western Linen
Via: Email rnamy@teamweston.com, jims217@earthlink.net

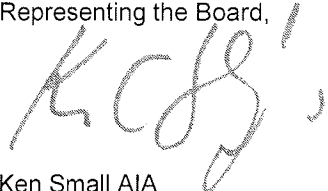
Dear Mr. Namy,

The Architectural Review Committee (ARC) of the LV Technology Center has met to discuss your "use" proposal of Western Linen Services, Inc. for the property noted above. The Board and ARC are in agreement to support your request with the following provisions and changes agreed to by the property owners and tenant.

1. The new fenced area of the rear yard shall be enclosed by a painted and well finished 10' concrete masonry unit (CMU) fence. The fence shall step in and out in small amounts to break up the massing of the fence view on the street side. Paint the fence to match the building.
2. The sliding gate shall have a decorative simple modern "wrought iron" look to match the building and shall be backed with a sheet metal backing to prohibit climbing or seeing within. Sliding gate(s) shall be constructed of "wrought iron" and NO chain link, same for the 'man gate(s)
3. The "Man Gate" shall match the sliding gate.
4. Landscaping of exemplary character shall be installed on west side of the building and the new wall to counterbalance the continuous look of the wall and to buffer the trucks and dock from the street. This shall be designed, together with the wall by a licensed landscape architect. Replace any missing or deteriorated plants in the front of the space also. Low water utilization plants shall be installed according to the recommendations of the SNWA web site.
5. We ask that as much equipment as possible be placed inside the building and that anything placed outside would be protected by CMU fencing to protect intruders and the tenant. The boilers, water heaters, tanks and equipment external to the building shall be enclosed in a smaller CMU fence to discourage intruders from approaching it. That yard shall have a chain link top. Boilers and equipment shall be kept locked.
6. The board requests that you agree to direct any trucks over 8' in height to enter and exit the LV Tech Center and the subject property via Buffalo Drive & Peak Drive entrance to the LV Tech Center, during the hours from 6:30 AM to 8:30 PM. It is also requested that at NO time shall these trucks use Tenaya Way as ingress/egress unless delivering product to a property within the LV Tech Center.

If you are in agreement please sign below and the next page. Return it to us with the landscape submission and review fee of \$250 for final approval. If you wish to resubmit or appeal or submit another inquiry please send same with another \$250 review fee.

Representing the Board,

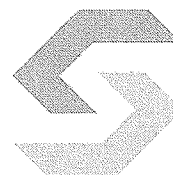

Ken Small AIA
CC: Donna Bishop & Committee

Agreed By property owner

Date

Agreed By Western Linen Services Inc.

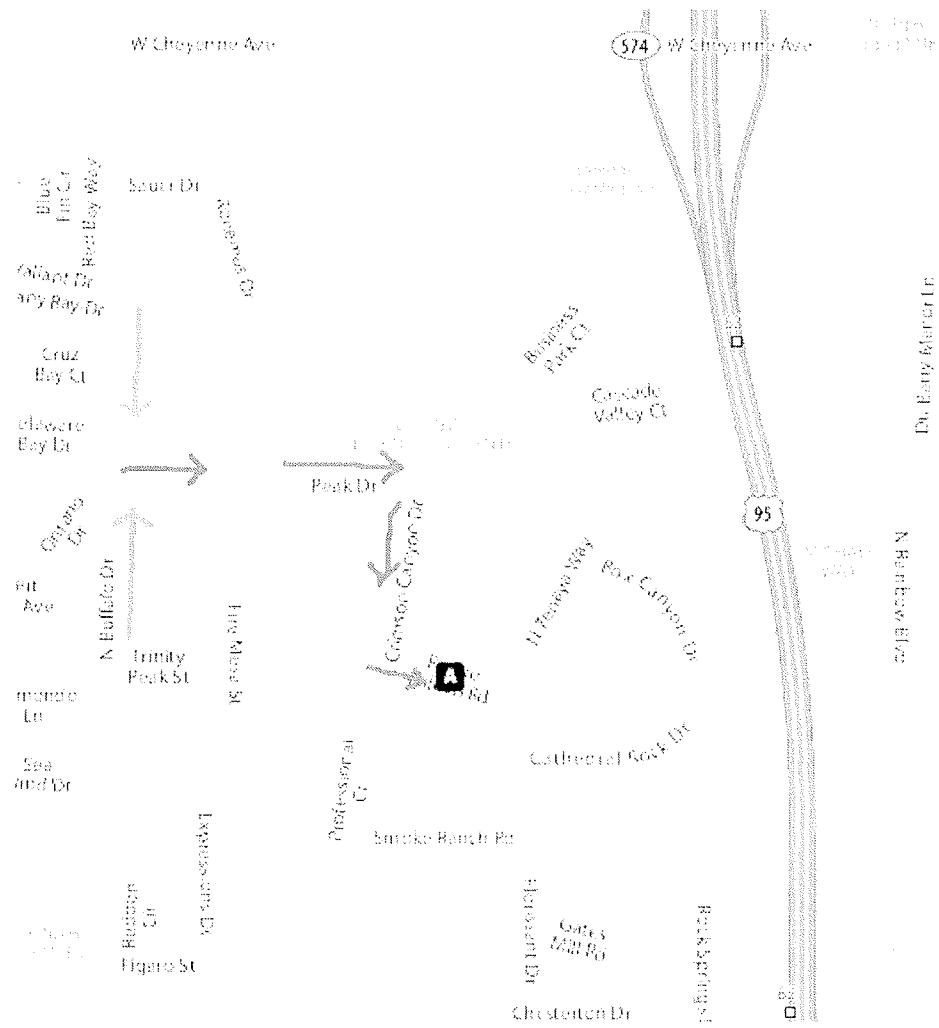
Date



C:\Documents and Settings\ken\Desktop\Western linen approval letter for review10-28-2010.docx

Submitted at Planning Commission

Date 11/18/10 Item 21422
By Ken Small



Agreed By property owner Date _____

Agreed By Western Linen Services Inc. Date _____