

pacific design concepts, llc

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PDC

August 19, 2011

October 28, 2011 Revised

City of Las Vegas
333 N. Rancho Dr.
Las Vegas, NV 89106

Attn: Steve Swanton – Senior Planner

RE: RAINBOW & CRAIG SEQUOIA ELECTRIC
APN: 138-03-602-013
SITE DEVELOPMENT PLAN REVIEW
JUSTIFICATION LETTER

PROJECT NO-10-129

Dear Steve,

We respectfully request favorable consideration for the above referenced project for a Site Development Plan Review.

The proposed Site Development Plan is for a single story 4, 970 sq ft. Rental Store with no Outside Storage/ Building Maintenance Services Sales use in conjunction with an existing 4, 011 sq. ft. Contractors Office Building on 1.21 acres in a C-1 zone.

This request is appropriate based on the following finding of the facts.

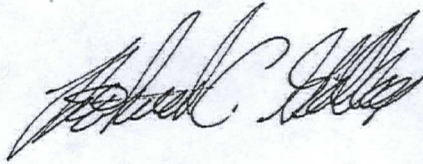
1. The proposed development is compatible with adjacent development and development in the area.
2. The proposed development is consistent with the General Plan, Title 19 and the Design Standards Manual, the landscape, wall and buffer Standards, and other duly-adopted city plans, policies and standards.
3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.
4. Landscape materials are appropriate for the area and for the city.
5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area.
6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.
7. A Waiver to allow the tensile structure as proposed. These types of structures are difficult to enhance due to the nature of design. The structure is 87 percent blocked from view by the existing front building. The proposed exterior covering of the building is a white tensile fabric that has a clean and futuristic appearance and very appropriate for the desert environment. The building is 30 feet in overall height, and is located behind the existing contractor's office building, which is 26 feet in height and is set back approximately 200 feet from the Rainbow right of way. The very small top portion of the curved structure will not be seen from the Rainbow right of way due to the existing office building.
8. The proposed design meets all set backs, parking and landscape requirements.
9. The existing wash pit area is designated as an evaporative system and is self contained. The use is for the small company vehicles such as the minivan, passenger car and regular size pick-up trucks. The frequency of use is about twice a month in effort to keep the vehicles clean and to avoid any debris from falling off while driving on public streets.

SDR-43004
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OCT 31 2011

Rainbow & Craig Sequoia Electric
Response Letter
Steve Swanton
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Should you have any questions or require additional information please contact our office.
Sincerely,

A handwritten signature in black ink, appearing to read "Richard C. Gallegos". The signature is stylized with a large, sweeping "R" and "G".

Richard C. Gallegos
Principal
RCG/pt

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