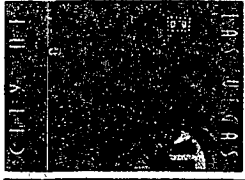


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

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February 29, 2008

Mr. James Barton
BBH, LLC
1924 Western Avenue
Las Vegas, Nevada 89102

RE: ABEYANCE - SDR-25482 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Barton:

Your request for a Site Development Plan Review FOR A PROPOSED 49,494 SQUARE FOOT LIGHT MANUFACTURING FACILITY WITH A WAIVER TO ALLOW NO LANDSCAPE BUFFERS ALONG THE NORTH AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 2.02 acres at 1924, 1930 and 2000 Western Avenue (APNs 162-04-302-002 through 004), M (Industrial) Zone, Ward 3 (Reese), was considered by the Planning Commission on February 28, 2008.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Conformance to the conditions for Variance (VAR-25481) and Variance (VAR-26127) if approved.
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, landscape plan date stamped 02/28/08, building elevations, date stamped 11/06/07 except as amended by conditions herein.
4. A revised site plan shall be submitted to and approved by the Planning and Development Department, to reflect the changes herein. Handicap parking shall be provided per Code.

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



8468760



5. A Waiver from 19.12 Landscape Buffer requirements is hereby approved to allow no landscaping along the north and south property lines where eight feet is the minimum width required.
6. An Exception from LVMC 19.10.010 (J)(11) is hereby approved, to allow zero parking lot fingers in the onsite parking area where five landscaped fingers with one, 24-inch box tree per finger would be required.
7. An Exception from LVMC 19.08.0 is hereby approved, to allow no screening for a solar collector, where Parapet screening would be required.
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.
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. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.

14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

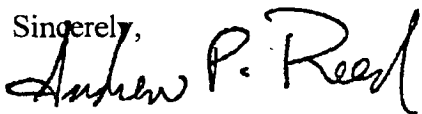
16. Dedicate an additional 10 feet of right-of-way for a total half-street width of 40 feet on Western Avenue adjacent to this site prior to the issuance of any permits. This additional right-of-way shall be kept clear of parking stalls, buildings or other permanent private improvements.
17. Remove all substandard public street improvements and unused driveway cuts adjacent to this entire site on Western Avenue and Highland Avenue, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Offsite improvements on Western Avenue shall be constructed within the existing right-of-way to the currently established back of curb. Sidewalk adjacent to Western Avenue may be deferred subject to submittal of a Covenant Running with Land agreement for the possible future installation of sidewalks adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of any permits or the approval of any construction drawings, whichever may occur first.
18. All driveways shall be designed, located and constructed in accordance with Standard Drawing #224.
19. If the entry gates proposed are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate; alternatively the gates shall remain open during regular business hours. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way.

Mr. James Barton
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20. Landscape and maintain all unimproved right-of-way, if any, adjacent to this site. All private improvements and landscaping 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.
21. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This item will be considered by the City Council on *April 2, 2008*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Ms. Caron Richardson
The Richardson Partnership, Inc.
815 Pilot Road, Suite E
Las Vegas, Nevada 89119

~~Mr. James Barton~~
Big Town Mechanical
2000 Western Avenue
Las Vegas, Nevada 89102