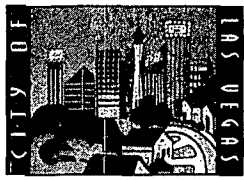


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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www.lasvegasnevada.gov

June 29, 2007

Mr. Richard Layfield
Sider Family Properties, Limited
2200 South Dixie Highway, Suite #705
Coconut Grove, Florida 33133

RE: SDR-22024 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Layfield:

Your request for an Administrative Site Development Plan Review FOR A TEMPORARY SALES TRAILER on 0.63 acres adjacent to the west side of Las Vegas Boulevard, approximately 650 feet south of Charleston Boulevard (APNs 162-03-112-017 and 162-03-116-009), C-2 (General Commercial) Zone, Ward 1 (Tarkanian), has been considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively APPROVED your request subject to the following:

Planning and Development

1. Site Development Plan Review (SDR-11457) shall be expunged.
2. Conformance to conditions for the Temporary Real Estate Sales Office use in Title 19.04.010 and those conditions contained herein.
3. The sales office use shall expire six months after a Certificate of Occupancy is issued for the trailer, unless a new building permit is issued for an additional six-month period.
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/16/07, except as amended by conditions herein.
6. All signage shall comply with the requirements of the Las Vegas Scenic Byway Overlay District as described in Title 19.06.140.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lais Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



7. Waivers of all applicable Las Vegas Downtown Centennial Plan Standards are hereby approved.
8. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to show screening for any trash containers on the site.
9. A refuse removal plan detailing how trash will be stored and removed from the site shall be submitted to the Planning and Development Department prior to the issuance of a Certificate of Occupancy.
10. 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.
11. 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.
12. Revised elevations shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to depict the façade enhancements on the east elevation approved as part of SDR-11457.
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

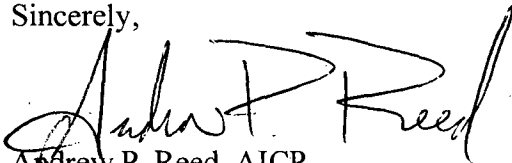
Mr. Richard Layfield
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Public Works

17. All temporary improvements within the public right of way associated with this temporary sales office shall be removed and replaced with permanent improvements meeting current City Standards immediately upon the termination of use of the temporary sales office.
18. This site shall connect to public sewer prior to Occupancy of the sales trailer. Coordinate with the Collection Systems Planning Section of the Department of Public Works to determine appropriate public sewer alignments to service this site.
19. Submit an Encroachment Agreement for all landscaping and private improvements proposed to be located in the Las Vegas Boulevard public right of way adjacent to this site prior to occupancy of this site. 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.
20. Prior to permit issuance, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method(s), if allowed.

This action by the Planning and Development Department staff is final.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:clb

cc: Mr. Steve Strain
7660 West Sahara Avenue, Suite #750
Las Vegas, Nevada 89117