



June 22, 2007

Mr. Brent Bell
Bell Real Estate, LLC
1902 Industrial Road
Las Vegas, Nevada 89102

RE: SDR-21141 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 20, 2007

Dear Mr. Bell:

The City Council at a regular meeting held June 20, 2007 APPROVED the request for a Major Modification to an approved Site Development Plan Review (SDR-11676) FOR A PROPOSED 401,140 SQUARE-FOOT, 79-FOOT TALL PARKING STRUCTURE WITH 80,000 SQUARE FOOT AUTO REPAIR GARAGE (MAJOR), FIRST FLOOR OFFICE, AND 1,015-SPACE PARKING GARAGE AND A WAIVER OF THE ZERO FOOT FRONT SETBACK REQUIREMENT on 1.77 acres at 2030, 2112, 2100, and 2114 Industrial Road (APNs 162-04-704-008, 162-04-802-001, 002, 003 and 004), M (Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 21, 2007. This approval is subject to:

Planning & Development

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/09/07, except as amended by conditions herein.
3. 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 reflect the changes herein. (1) Right-of-Way improvements in accordance with the Downtown Centennial Plan Streetscape Standards shall be incorporated into the site plan comprised of a minimum five foot wide amenity zone and 10 foot wide unobstructed sidewalk along Industrial Road. (2) A total of eight handicapped accessible parking spaces for the automotive repair component shall be incorporated into a revised site plan.
4. 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

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VOICE 702.229.6011
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permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual site/landscape plan: (1) Provide seven 15-foot tall shade trees spaced 30-feet on center within the amenity zone.

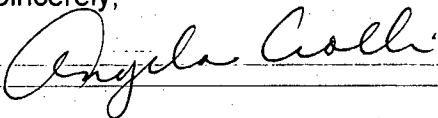
5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation 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.
6. 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).
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
10. 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.
11. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
12. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

14. Per the approved Master Plan of Streets and Highways (MSH-13509); dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Industrial Road prior to the issuance of any permits. This dedication shall not be enforced where existing buildings are within the requested dedication area.
15. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from Industrial Road.
16. Landscape and maintain all unimproved right-of-way, if any, on Industrial Road adjacent to 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.
17. Submit an Encroachment Agreement for all landscaping, if any, located in the Industrial Road public right-of-way adjacent to this site prior to occupancy of this site.
18. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
19. Site development to comply with all applicable conditions of approval for SDR-11676 and all other site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, CMC, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. of Fire Services

Mr. Landon Christopherson
Peak Development Services
6402 McLeod Drive, Suite #2
Las Vegas, Nevada 89102