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062899

July 20, 2006

Mr. Barry Roberts
Glenbart, LLC
5236 Babcock Avenue
Valley Village, California 91607

RE: SDR-13497 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 19, 2006
RELATED TO VAR-134998

Dear Mr. Roberts:

The City Council at a regular meeting held July 19, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 3,225 SQUARE FOOT ACCESSORY STORAGE ADDITION TO AN EXISTING COMMERCIAL BUILDING on 0.55 acres at 2101 South Rainbow Boulevard (APN 163-03-704-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-13498) shall be required.
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 date stamped 05/25/06 and landscape plan, and building elevations, date stamped 05/08/06, except as amended by conditions herein.
4. The handicapped parking spaces shall be re-striped to meet current City of Las Vegas standards prior to the issuance of a building permit.
5. The removal of all razor wire will be required prior to the issuance of a building permit.
6. 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.

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CLV 7009



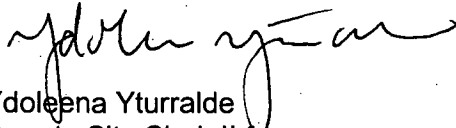
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7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule 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.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Tim Howald
The Kids Room
2101 South Rainbow Boulevard
Las Vegas, Nevada 89146

Mr. Alan Jeskey
102 East Mayflower Avenue
North Las Vegas, Nevada 89030