



062291



June 15, 2006

Mr. Bill Hicks
NMG Capital Partners I, LLC
2970 W. Sahara Avenue, #100
Las Vegas, Nevada 89102

RE: SDR-12087 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 17, 2006
RELATED TO SUP-12090

Dear Mr. Hicks:

The City Council at a regular meeting held May 17, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED MINI-WAREHOUSE FACILITY on 3.92 acres at the northwest corner of Tee Pee Lane and Oso Blanca Road (APN 125-07-701-002), U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under resolution of intent to C-1 (Limited Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2006. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City of Las Vegas
2. All development shall be in conformance with the site plan and building elevations, date stamped 02/28/06, except as amended by conditions herein.
3. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
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. The landscape plan shall include irrigation specifications.
5. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
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LOIS TARKANIAN
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DOUGLAS A. SELBY
CITY MANAGER

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CLV 7009



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6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
8. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize downward-directed lights. 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.
9. 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.
10. All City Code requirements and design standards of all City departments must be satisfied.
11. The RV parking cover shall be a maximum of 15 feet in height.
12. The landscaping along the western property line shall meet or exceed all requirements as set in SDR-7291 with the minimum 24-inch box trees 15 feet on center.
13. All landscaping shown on the plan will be fully replaced at the time of any street alignment changes.
14. The building height shall be limited to a maximum of 33 feet in height.
15. No pole lighting shall be allowed west of the building.

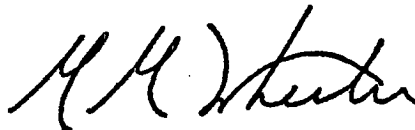
Public Works

11. Site development to comply with all applicable conditions of approval for ZON-7290 and all other subsequent site-related actions.

Sincerely,



Carmel Viado
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: See Attached List

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

Mr. Jim Hammer
Westar Properties
2990 S. Durango Drive
Las Vegas, Nevada 89117

J.D. Boteler
Scott Baker, Architect
7225 S. Bermuda Road
Las Vegas, Nevada 89119