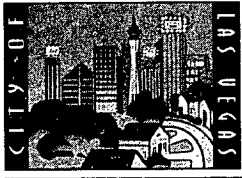




055311

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

* www.lasvegasnevada.gov

August 31, 2005

CORRECTED LETTER

Mr. Garry Fox
2341 Richard Drive
Henderson, Nevada 89014

RE: SDR-8593 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Fox:

Your request for a Site Development Plan Review FOR A PROPOSED OFFICE COMPLEX on 0.59 acres at 2129 Industrial Road (APN 162-04-803-005), C-M (Commercial/Industrial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on August 25, 2005.

The Planning Commission voted to **APPROVE** your request, subject to the following:

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 08/18/05, 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 of 22% reflectivity, with the exception of one door facing Industrial Road.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby



7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
8. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.
9. 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.
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. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Coordinate with the Land Development Section of the Department of Public Works to determine what improvements are substandard.
13. Coordinate with the City Engineer's Division regarding the planned Industrial Road public improvement project; portions of the proposed landscape and two parking spaces located west of the building may be eliminated in the future.
14. Landscape and maintain all unimproved right-of-way, if any, on Industrial Road adjacent to this site.
15. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Industrial Road public right-of-way adjacent to this site prior to occupancy of this site.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

Mr. Garry Fox
SDR-8593 - Page Three - ***CORRECTED LETTER***
August 31, 2005

This action by the Planning Commission on **August 25, 2005** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **August 26, 2005**.

Sincerely,



Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Robert Frey
Strong Box, Inc.
2121 Industrial Road
Las Vegas, Nevada 89102

Ms. Jennifer Lazovich
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109