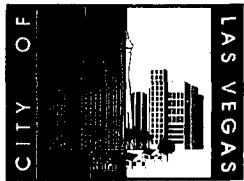


PLANNING &
DEVELOPMENT



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.ci.las-vegas.nv.us



041224

December 19, 2003

Mr. Paul Brosseau
Penske Truck Leasing Company
1132 West Bonanza Road
Las Vegas, Nevada 89106

RE: SDR-3287 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Brosseau:

Your request for a Site Development Plan Review FOR A PROPOSED TRUCK WASH CANOPY ADDITION AND A REQUEST FOR A WAIVER FOR A ZERO SIDE SETBACK WHERE 10 FEET IS THE MINIMUM SETBACK REQUIRED at 1132 West Bonanza Road (APN: 139-28-703-004), C-2 (General Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on December 18, 2003.

The Planning Commission voted to recommend **APPROVAL** of 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 Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
4. All mechanical equipment and air conditioners shall be fully screened in views from the abutting streets.
5. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby

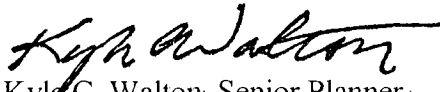


Mr. Paul Brosseau
SDR-3287 - Page Two
December 19, 2003

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

This item will be considered by the City Council on *January 21, 2004*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Kyle C. Walton, Senior Planner
Planning and Development Department
Current Planning Division

KCW:clb