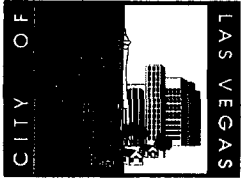


PLANNING & DEVELOPMENT



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



040279

November 21, 2003

Mr. Alberto Jauregui
Fletcher Jones Sr. Trust, et al
175 East Reno Avenue, Suite C-6
Las Vegas, Nevada 89119

RE: ABEYANCE - SDR-3101 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Jauregui:

Your request for a Site Development Plan Review for a MIXED-USE RESIDENTIAL AND COMMERCIAL DEVELOPMENT on 15.97 acres adjacent to the northwest corner of Desert Inn Road and Rancho Drive (APN: 162-08-401-004 and 162-08-801-001), Ward 1 (Moncrief), was considered by the Planning Commission on November 20, 2003.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. A General Plan Amendment (GPA-3005) to an SC (Service Commercial) land use designation, a Rezoning (ZON-3007) to C-1 (Limited Commercial) zoning district, and Special Use Permit (SUP-3100) approved by City Council.
2. 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.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Handicapped parking spaces shall be provided in accordance with code requirements.
5. Loading spaces shall be provided in accordance with the requirements of Title 19.10.
6. Perimeter landscaping for the project shall conform with the requirements of Title 19.12.
7. The landscaping for the surface parking lot at the northwest corner of the site shall conform to the requirements listed in Title 19.08.45. A landscape plan shall be reviewed and approved by the Planning and Development Department prior to the issuance of any permits for the development.

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. Alberto Jauregui
SDR-3101 - Page Two
November 21, 2003

8. A Master Sign Plan shall be submitted for approval of the Planning Commission or City Council prior to the issuance of a Certificate of Occupancy for any building on the site.

Public Works

9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. Also, any new driveways or proposed driveways accessing Rancho Drive shall receive approval from the Nevada Department of Transportation.
10. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-3007 and all other subsequent site-related actions.

This action by the Planning Commission on **November 20, 2003** 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 **November 21, 2003**.

Sincerely,



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

KCW:clb

cc: Mr. Carlos Huerta
B.S.R.
42 Candlewyck Drive
Henderson, Nevada 89052

Mr. Carlos Huerta
Go Global Commercial Real Estate
42 Candlewyck Drive
Henderson, Nevada 89052