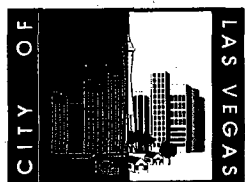


PLANNING & DEVELOPMENT



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



038929

August 29, 2003

Mr. Todd Leany
Century Steel, Inc.
3613 Procyon Street
Las Vegas, Nevada 89103

RE: ABEYANCE - SDR-2650 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Leany:

Your request for a Site Development Plan Review and a Reduction in the amount of required perimeter landscaping FOR THREE PROPOSED COMMERCIAL/ INDUSTRIAL STRUCTURES on 1.38 acres located at 3450 and 3500 Meade Avenue (APN: 162-08-301-004 and 005), M (Industrial) Zone, Ward 1 (Moncrief), was considered by the Planning Commission on August 28, 2003.

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 Council.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. All buildings shall conform to the setback standards of Title 19.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. The landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five-gallon shrubs for each tree within an eight-foot wide planter to be located along the north property line. One additional tree shall be planted along the north property line to compensate for the lack of a tree in the parking lot.

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



6. 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.]
7. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. 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.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. 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.
12. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

13. Provide a copy of a recorded Joint Access and Parking Agreement between the adjoining parcels prior to the issuance of any permits.
14. 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. Any new or modifications to existing driveways shall meet the approval of the City Traffic Engineer.

Mr. Todd Leany
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15. The proposed gated entries shall remain in the open position during business hours.
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.
17. Meet with the Flood Control Section of Public Works to determine appropriate elevations and drainage flow paths prior to the submittal of any construction drawings for this site.

This action by the Planning Commission on **August 28, 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 **August 29, 2003**.

Sincerely,



Eddie Dichter, Senior Planner
Planning and Development Department
Current Planning Division

ED:clb

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cc: Mr. Todd Leany
Calico Construction Supply
3613 Procyon Street
Las Vegas, Nevada 89103

Mr. George Rogers
George M. Rogers, Architect
4625 South Polaris Avenue
Las Vegas, Nevada 89103

Mr. Jack Christiansen
Jack Christiansen & Dee A. Christiansen Revocable Living Trust
3500 Meade Avenue
Las Vegas, Nevada 89102