



002005

August 16, 2000

Mr. Doug Coon
Mark Bellanger, et al on behalf of
Anderson Dairy, Inc.
P. O. Box 560
Las Vegas, Nevada 89125

MAYOR
OSCAR B. GOODMAN

RE: SD-0034-99 - ADMINISTRATIVE REVIEW

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

Dear Mr. Coon:

CITY MANAGER
VIRGINIA VALENTINE

Your request for an Administrative Site Development Plan Review on property located at: 801 Searles Avenue FOR A PROPOSED 13,645 SQUARE FOOT DRY STORAGE WAREHOUSE IN CONJUNCTION WITH AN EXISTING DAIRY FACILITY (ANDERSON DAIRY), C-2 (General Commercial) and C-M (Commercial/Industrial) Zones, Size: 7.38 Acres, Ward 5 (Weekly), APN: 139 26-102-003, has been reviewed by staff.

Staff has administratively **APPROVED** your request subject to the following:

1. Dedicate a nominal 25 foot radius on the southeast corner of Las Vegas Boulevard North and Foremaster Lane prior to the issuance of any permits as required by the Department of Public Works. The actual amount of right-of-way dedication may vary to accommodate site-specific conditions at the discretion of the City Planning Engineer. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the required documents.
2. The Traffic Engineer shall have final approval of the proposed building location to insure that sight visibility requirements are adequately met as required by the Department of Public Works.
3. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities as required by the Department of Public Works.
4. All development shall be in conformance with the plot plan and building elevations.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

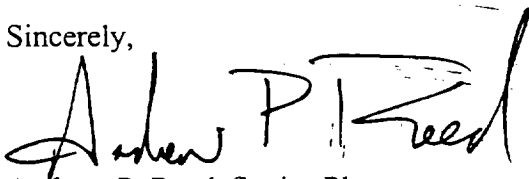
VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us

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5. All City Code requirements and design standards of all City departments must be satisfied.

This action by the City of Las Vegas Planning and Development staff is final. If you have any questions please contact me at (702) 229-6882.

Sincerely,



Andrew P. Reed, Senior Planner
Planning and Development Department
Current Planning Division

APR:rlr

cc: Mr. Doug Coon
Anderson Dairy, Inc.
P. O. Box 560
Las Vegas, Nevada 89125

Mr. Russell Peterson
Blue Sierra, Inc.
631 Avenue B
Boulder City, Nevada 89005