

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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August 14, 2009

Ms. Jennifer Josephs
Josephs Family Ltd. Partnership
5359 South Polaris Avenue, Ste 100
Las Vegas, Nevada 89118

RE: SDR-35051 - SITE DEVELOPMENT PLAN REVIEW

Dear Ms. Josephs:

Your request for a Site Development Plan Review FOR A PROPOSED 2,160 SQUARE-FOOT MANUFACTURED BUILDING AND A 10,000 SQUARE-FOOT WAREHOUSE BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH, EAST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 1.75 acres adjacent to the east side of Sheridan Street, approximately 145 feet south of Meade Avenue (APN 162-08-303-019), M (Industrial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on August 13, 2009.

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

Planning and Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and landscape plan date stamped 07/20/09 and building elevations date stamped 06/30/09, except as amended by condition herein.
3. A Waiver from Title 19.12.040 is hereby approved to allow a zero-foot buffer along the north, east and south perimeters where eight feet is required.
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. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell



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5. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

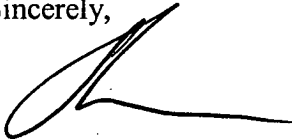
10. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, street lighting, permanent paving and possibly fire hydrants and sewers) on Sheridan Street adjacent to this site prior to occupancy of this site.
11. The proposed entry gate shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate; the installation of any gate, either swing gates or rolling gates, are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way; the gates shall remain open during regular hours of operation.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

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13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on *August 13, 2009* 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 14, 2009*.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Ms. Adele Matthews
Matthews Development
5359 South Polaris Avenue, Ste 100
Las Vegas, Nevada 89118

Mr. Robert L. Lucero, P.E.
R. Lucero & Associates Inc.
9946 Liberty View Road
Las Vegas, Nevada 89148