

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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September 25, 2009

Mr. George T. Lopez
2222 West Bonanza Road
Las Vegas, Nevada 89106

RE: ABEYANCE - SDR-34794 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Lopez:

Your request for a Site Development Plan Review TO ESTABLISH A CONTRACTOR'S PLANT, SHOP AND STORAGE YARD WITHIN AN EXISTING 4,279 SQUARE-FOOT OFFICE AND WAREHOUSE DEVELOPMENT WITH PERIMETER RAZOR WIRE on 0.97 acres at 2222 West Bonanza Road (APN 139-29-704-026), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Barlow), was considered by the Planning Commission on September 24, 2009.

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

Planning and Development

1. A landscaping plan meeting the tree standards shall be submitted within 14 days for review of Planning and Development staff.
2. The applicant shall construct an eight-foot block wall with 20% contrasting materials along the north, east and west property lines. The razor wire shall be removed.
3. 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.
4. All development shall be in conformance with the site plan and floor plans date stamped 08/25/09, and building elevation photos date stamped 06/09/09, except as amended by condition herein.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

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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6. 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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Upon further development, appropriate right-of-way dedications, street improvements, drainage plan/studies and/or traffic mitigation commitments may be required.

This item will be considered by the City Council on **October 21, 2009**, 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,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. George T. Lopez
1528 Castle Crest Drive
Las Vegas, Nevada 89117