

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 6, 2009

Mr. Richard Serfas
Parcel I, LLC c/o American Nevada Co
901 N. Green Valley Pkwy., Ste. 200
Henderson, Nevada 89074

RE: SDR-36133 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Richard Serfas:

Your Request for a Minor Site Development Plan Review FOR A PROPOSED 1,031 SQUARE-FOOT MECHANICAL EQUIPMENT ENCLOSURE TO AN EXISTING OFFICE DEVELOPMENT on 4.55 acres at 700 North Rancho Drive (APN 139-29-715-004) Ward 5 (Barlow), was considered administratively by the Planning and Development Department staff.

The Planning and Development Department staff has administratively **APPROVED** 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 subject addition 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, landscape plan, and building elevations, date stamped 09/22/09, except as amended by conditions herein.
3. All building materials shall match the existing building.
4. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
5. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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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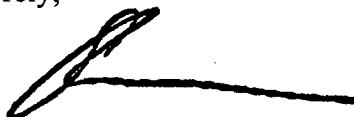
Public Works

8. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

This action by the Planning and Development Department staff is final.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. Alan Livengood
Cox Communications
1700 Vegas Drive
Las Vegas, Nevada 89106

Mr. John J. Darin
The Kurte Company
9225 West Flamingo Road, Ste. 100
Las Vegas, Nevada 89147