



December 4, 2009

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

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

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STAVROS S. ANTHONY

RE: SDR-34794 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 18, 2009
RELATED TO GPA-34792 AND ZON-34793

Dear Mr. Lopez:

The City Council at a regular meeting held November 18, 2009, APPROVED the 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)]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 19, 2009. This approval is subject to:

Added Condition:

- A. Any conflict in conditions with SUP-9215 with regard to this site will be determined by the conditions and plan submitted herein with SDR-34794.

Planning and Development

1. The applicant shall install one additional 15 gallon tree in the planter on the south side, which shall be fully irrigated.
2. The applicant shall provide an eight-foot block wall with 20% contrasting materials along the north property line. 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.

ELIZABETH N. FRETWELL
CITY MANAGER



176706

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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.

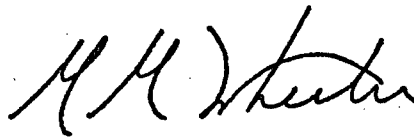
Public Works

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

Sincerely,



Doreen Araujo
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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