



CORRECTED LETTER

December 10, 2009

Mr. Jay Nady
4444 South Valley View Drive, LLC
4444 South Valley View Boulevard
Las Vegas, Nevada 89103

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

RE: SDR-35195 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 7, 2009
RELATED TO VAC-35193

Dear Mr. Jay Nady:

The City Council at a regular meeting held October 7, 2009, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 8,800 SQUARE-FOOT TAXICAB/LIMO YARD WITH ANCILLARY VEHICLE SERVICE AND AUTO REPAIR WITHIN 5,800 SQUARE FEET OF EXISTING BUILDINGS AND A PROPOSED 3,000 SQUARE-FOOT BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A ZERO-FOOT BUFFER ALONG THE WEST AND A PORTION OF THE EAST PERIMETERS WHERE EIGHT FEET IS REQUIRED, A SIX-FOOT BUFFER ALONG THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT SIDEWALK WHERE FIVE FEET IS REQUIRED AND TO ALLOW BARBED WIRE FENCING on 1.89 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 8, 2009. This approval is subject to:

Added Condition

- A. No barbed, razor or concertina wire shall be allowed on site.

Planning and Development

1. Submit an Encroachment Agreement for all landscaping and private improvements, if any, in the Gragson Avenue public right-of-way adjacent to this site prior to occupancy of this site.
2. Deleted at City Council
3. Approval and conformance to the conditions for Vacation (VAC-35193), if approved.

ELIZABETH N. FRETWELL
CITY MANAGER



176837

CITY OF LAS VEGAS
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4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/03/09, except as amended by conditions herein.
6. The applicant shall obtain all required building permits and final inspections for all buildings/structures on the subject site, prior to occupancy of the structures.
7. A Waiver from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow a six-foot landscape buffer where 15 feet is required adjacent to Gragson Avenue and a zero-foot landscape buffer along the west property line and a zero-foot buffer along a portion of the east property line where eight feet is required along the west and east property lines.
8. Deleted at City Council
9. An Exception from Title 19.10 Landscape and Buffer Standards is hereby approved, to allow zero parking lot fingers where 23 are required.
10. An Exception from Title 19.12 Landscape and Buffer Standards is hereby approved, to allow 39 overall trees where 75 are required.
11. 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.
12. 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.
13. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. 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.
17. 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.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

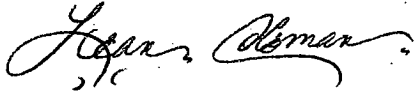
Public Works

19. A Petition of Vacation such as (VAC-35193) shall be recorded prior to the issuance of any permits overlying or abutting the proposed vacated area.
20. Remove all substandard public street improvements and unused driveway cuts on Searles Avenue adjacent to this site concurrent with development, if any, and replace with new improvements meeting current City Standards.
21. Construct half-street improvements including appropriate overpaving on Gragson Avenue adjacent to this site concurrent with development of this site other than Tenant Improvements for Building A or Building B. All existing paving damaged or removed by this development shall be restored to its original location and to its original width concurrent with development of this site.
22. Prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first, for any construction other than Tenant Improvements for Building A or Building B, meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade elevations, drainage patterns, and required flood protection for this site, and comply with the recommendations of the Flood Control Section. Alternatively, a 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, whichever may occur first, other than Tenant Improvements for Building A or Building B.

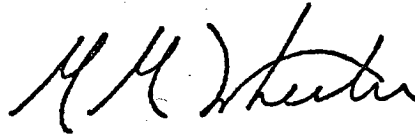
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23. Deleted at City Council

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

cc: Ms. Maren Parry
Ballard Spahr Andrews & Ingersoll
100 City Parkway, Suite #1750
Las Vegas, Nevada 89106

Mr. Jay Nady
A Taxi Cab Company
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