

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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December 17, 2010

Mr. Krasimir Teofilov
1943 Golden Vista Drive
Las Vegas, Nevada 89123

**RE: SDR-40069 - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010**

Dear Mr. Teofilov:

Your request for a Site Development Plan Review FOR AN EXISTING OUTSIDE STORAGE LOT WITH CHAINLINK FENCING AND BARBED WIRE WHERE SUCH MATERIAL IS PROHIBITED AND A WAIVER TO ALLOW PERIMETER LANDSCAPE BUFFER WIDTHS OF ZERO FEET ALONG THE NORTH PERIMETER WHERE 10 FEET IS REQUIRED AND ZERO FEET ALONG THE EAST AND WEST PERIMETERS WHERE EIGHT FEET IS REQUIRED on 0.31 acres at 3020 Contract Avenue (APN 139-36-812-008), M (Industrial) Zone, Ward 3 (Reese), was considered by the Planning Commission on December 16, 2010.

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

Planning and Development

1. The applicant shall install a wrought iron fence along Contract Avenue subject to the approval of Planning and Development. All necessary permits shall be obtained and final inspections shall be completed prior to the installation.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the chainlink fence on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan date stamped 10/26/2010, except as amended by conditions herein.
4. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot landscape buffer along the north perimeter where a 10-foot landscape buffer is required and a zero-foot landscape buffer along the east and west perimeter where an eight-foot landscape buffer is required.
5. Within 90 days, all necessary permits shall be obtained and final inspections shall be completed.

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



6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. All landscaping and private improvements, if any, 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.

This action by the Planning Commission on **December 16, 2010** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 3, 2011**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb