

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

Voice: 702-229-6301  
Fax: 702-474-0352  
TTY: 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

December 17, 2010

Mr. Marc Furman  
Southwest Regional Council of Carpenters  
501 North Lamb Boulevard, Suite #1  
Las Vegas, Nevada 89110

**RE: SDR-40119 - SITE DEVELOPMENT PLAN REVIEW  
PLANNING COMMISSION MEETING OF DECEMBER 16, 2010**

Dear Mr. Furman:

Your request for a Site Development Plan Review FOR TWO EXISTING 1,400 SQUARE-FOOT MODULAR OFFICE BUILDINGS WITH A WAIVER TO ALLOW A PERIMETER LANDSCAPE BUFFER WIDTH OF ZERO FEET ALONG A PORTION OF THE NORTH PERIMETER WHERE EIGHT FEET IS REQUIRED on 12.59 acres at 501 North Lamb Boulevard (APN 140-31-501-021), C-1 (Limited Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on December 16, 2010.

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

### Planning and Development

1. A Required Review at a public hearing shall be required three years from the date of final approval, unless the modular buildings have been removed from the subject site.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/01/10, except as amended by conditions herein.
3. A Waiver from Title 19.12 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the north perimeter where an eight-foot landscape buffer is required.
4. One 24-inch box mesquite tree shall be planted within the perimeter landscape buffer adjacent to Lamb Boulevard to replace the removed tree.

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



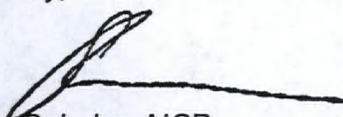
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/01/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Planning and Development**

8. Site development to comply with all applicable conditions of approval for SDR-2809 and all other site-related actions.

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

cc: Mr. Daniel Dyrdaahl  
Southwest Regional Council of Carpenters  
501 North Lamb Boulevard, Suite #1  
Las Vegas, Nevada 89110