



July 18, 2012

CORRECTED LETTER

LAS VEGAS
CITY COUNCIL

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CITY MANAGER

Mr. J. Marcus Boman
333 MSA Fremont II, LLC
199 Fremont Street, Suite #1900
San Francisco, California 94105

**RE: SDR-45942 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2012**

Dear Mr. Boman:

Your request for a Site Development Plan Review FOR A PROPOSED 4,158 SQUARE-FOOT ENCLOSED MECHANICAL EQUIPMENT FACILITY on 2.31 acres at 7710 West Cheyenne Avenue (APN 138-09-821-010), C-1 (Limited Commercial) Zone, Ward 4 (Anthony), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request, subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 06/27/12, except as amended by conditions herein.
3. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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5. 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. Installed landscaping shall not impede visibility of any traffic control device.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Department of Planning staff on July 18, 2012 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Joseph Gallagher
V5 Technologies, LLC
7710 West Cheyenne Avenue
Las Vegas, Nevada 89129

Mr. Daniel Ballard
Ethos Three Architecture
8985 South Eastern Avenue, Suite #220
Las Vegas, Nevada 89123