



**LAS VEGAS
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cityoflasvegas
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November 18, 2021

Mr. Thomas J. Wheeler, Jr.
A S S 1, LLC
5825 North Juliano Road
Las Vegas, Nevada 89149

**RE: 21-0512-GPA1, 21-0512-ZON1 AND 21-0512-SDR1
CITY COUNCIL MEETING OF NOVEMBER 17, 2021**

Dear Mr. Wheeler:

The City Council at a regular meeting held on **November 17, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 1.04 acres at 6885 West Red Coach Avenue (APN 138-03-602-018), Ward 4 (Anthony).

- **21-0512-GPA1** - GENERAL PLAN AMENDMENT - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL)
- **21-0512-ZON1** - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)
- **21-0512-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED WHOLESALE SHOWROOM FACILITY WITH WAIVERS OF TITLE 19 BUILDING DESIGN, BUILDING ORIENTATION AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS

21-0512-GPA1 and **21-0512-ZON1** approvals are subject to no conditions:

21-0512-SDR1 approval is subject to the following conditions:

Planning

1. Approval of a General Plan Amendment (21-0512-GPA1) and Rezoning (21-0512-ZON1) shall be required, if approved.

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2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/23/21, except as amended by conditions herein.
4. A Waiver from Title 19.08.080 is hereby approved, to allow an eight-foot landscape buffer along the west property line where 15 feet is required.
5. A Waiver from Title 19.08.080 is hereby approved, to allow a five-foot landscape buffer along a portion of the east property line where 10 feet is required.
6. A Waiver from Title 19.08.040 is hereby approved, to allow the utilization of metal siding where stucco and brick are the preferred façade materials.
7. A Waiver from Title 19.08.040 is hereby approved to allow the building to not orient to the corner where such is required.
8. An Exception from Title 19.08.110 is hereby approved, to allow a total of 46 perimeter and interior area trees where 58 are required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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, which 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.

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12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Construct half-street improvements on Balsam Street and Red Coach Avenue to meet current City standards concurrent with on-site development activities.
15. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements 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.
16. Submit a License Agreement for landscaping and private improvements in the Red Coach Avenue and Balsam Street public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

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The Las Vegas City Council requires that you or your representative be present at this meeting.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning
STF:PL:clb

cc: Mr. Zion Lovinger
Kingdom Home, LLC
8311 Farm Road
Las Vegas, Nevada 89131

Mr. Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135