



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas
lasvegasnevada.gov

February 9, 2022

Mr. Jim Egan
Heights Properties, LLP
6179 E. Broadway Blvd.
Tucson, AZ 85711

RE: 21-0821-SDR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on **February 8, 2022** voted to **APPROVE** a request FOR A PROPOSED 5,400 SQUARE-FOOT MINOR AUTO REPAIR GARAGE WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS on 0.88 acres on the south side of Azure Drive, approximately 175 feet west of Tenaya Way (APN 125-27-222-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation)], Ward 6 (Fiore).

This approval is subject to the following conditions:

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 12/21/22, except as amended by conditions herein.
3. Two (2) ADA Parking Stalls shall be provided in accordance with the Title 19.
4. A Waiver from the Town Center Development Standards Manual and Title 19.08 is hereby approved, to allow portions of the perimeter landscape buffer width to be reduced to zero feet where 15 feet is required adjacent to the north property line.
5. 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.

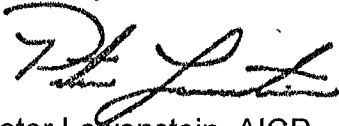
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Landscape materials and placement shall be in accordance with the Town Center Development Standards Manual.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Grant a minimum 28-foot wide Multi-Use Non-Equestrian Trail Easement for the existing multi-use trail along the south side off this site prior to issuance of permits.
11. In accordance with the intent of a commercial subdivision, joint access between the parcels to east and west shall be preserved across this site. We note that the site plan as submitted complies with this requirement.
12. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.
13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Planning Commission on **February 8, 2022** 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 submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. 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,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl