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March 9, 2022

Mr. Richard Torres
NV Landscape LLC
7495 W. Azure Drive, Ste. 224
Las Vegas, Nevada 89130

**RE: ABEYANCE - 21-0823-ZON1, 21-0823-VAR1 AND 21-0823-SDR1
PLANNING COMMISSION MEETING OF MARCH 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 8, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.52 acres at the southwest corner of Coran Lane and Sycamore Trail (APN 139-19-701-001), Ward 5 (Crear).

21-0823-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: M (INDUSTRIAL)

21-0823-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED CONTRACTOR'S PLANT, SHOP & STORAGE YARD DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

21-0823-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (21-0823-ZON1) and approval of and conformance to the Conditions of Approval for Variance (21-0823-VAR1) shall be required, if approved.
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 12/26/21, except as amended by conditions herein.
4. A Waiver from Title 19.08.100 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the south perimeter of the site.

5. An Exception from Title 19.08 is hereby approved, to allow zero trees within interior parking lot area where two trees are required.
6. An Exception from Title 19.08 is hereby approved, to allow eleven (11) 24-inch box trees within the perimeter landscape buffer where 22 trees are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate 30 feet of right-of-way adjacent to this site for Coran Lane, 30 feet for Sycamore Trail, and a 25 foot radius on the southwest corner of Coran Lane and Sycamore Trail prior to the issuance of permits for this site.

14. Construct half-street improvements on Coran lane and Sycamore Trail, including appropriate pavement transitions, meeting current City Standards adjacent to this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Required off-site improvements may be modified/deferred if 21-0823-VAR1 is approved.
15. Prior to the issuance of permits, coordinate construction of the proposed block wall with the Traffic Engineering Division to ensure that the wall does not interfere with Sight Visibility Restriction Zones.
16. 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 [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

This item will be considered by the City Council on April 20, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. **The Council requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

The Planning Commission at a regular meeting held on March 8, 2022 voted to **STRIKE** the following Land Use Entitlement project request on 0.52 acres at the southwest corner of Coran Lane and Sycamore Trail (APN 139-19-701-001), Ward 5 (Crear).

21-0823-VAR1 - VARIANCE - TO ALLOW NO REQUIRED COMPLETE STREET IMPROVEMENTS (CURB/GUTTER/SIDEWALK/STREETLIGHTS) WHERE SUCH IS REQUIRED

This action by the Planning Commission is final. The Notice of Final Action was filed with the Las Vegas City Clerk on March 9, 2022.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

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March 9, 2022

cc:

Mr. Richard Torres
5708 Emerald View Street
Las Vegas, Nevada 89130

Mr. David Strait
1223 Heather Oaks Way
North Las Vegas, Nevada 89031