



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

January 27, 2022

Mr Dan Sullivan
Pre Rancho Craig LLC
One Marina Park Drive Suite 1500
Boston, Massachusetts 02210

**RE: 22-0791-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW
ADMINISTRATIVE CYCLE – JANUARY 2022**

Dear Applicant:

Your Land Use Entitlement request FOR A PROPOSED 1,775 SQUARE-FOOT AUTO REPAIR GARAGE, MINOR DEVELOPMENT on 0.60 acres on the east side of Rancho Drive approximately 647 feet south of West Craig Road (APN 138-02-715-006), C-2 (General 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 12/18/21, except as amended by conditions herein.
3. An Exception from Title 19.08 is hereby approved, to allow five trees within the northwestern perimeter landscape buffer where eight are required.
4. An Exception from Title 19.08 is hereby approved, to allow two trees within the northeastern perimeter landscape buffer where six are required

5. An Exception from Title 19.08 is hereby approved, to allow three trees within the southeastern perimeter landscape buffer where four are required

6. 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.

7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

8. 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 the visibility of any traffic control device.

9. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.

10. 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.

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

Public Works

12. In accordance with condition #6 of Tentative Map (TMP-60902), the bond for project L21-02377 shall be posted prior to the issuance of permits for this site. If required by studies or technical reviews, construction drawings for project L21-02377 must also be approved prior to the issuance of permits for this site.

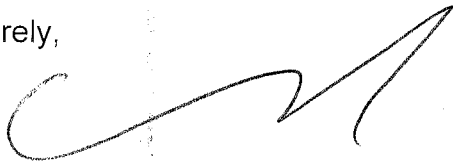
13. Concurrent with development, connect to the existing sewer stub provided from the adjacent neighborhood to the southeast of this site in Rancho Crossing Street.

14. 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.

15. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Drive Capital Improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
16. 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 the 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 Department of Planning staff on **January 27, 2022** 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,



Eric McCammond
Senior Management Analyst
Department of Planning

EM:nl/ew

c.c.:

Colleen Thelen
DCTN3 574 Las Vegas NV, LLC
1240 North Kimball Avenue
Southlake, Texas 76092

Lucy Stewart
LAS Consulting
1930 Village Center Circle Building 3 Suite 577
Las Vegas, NV 89134