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April 13, 2022

Mr. Eran Gold  
GOLD LT RE LLC #6  
6590 S. Rainbow Blvd., Ste. 100  
Las Vegas, Nevada 89118

**RE: ABEYANCE - 22-0015-VAR1, 22-0015-VAR2, 22-0015-SUP1 AND  
22-0015-SDR1  
PLANNING COMMISSION MEETING OF APRIL 12, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 12, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 1.06 acres on the east side of Rainbow Boulevard approximately 520 feet south of Ann Road (APN 125-35-101-007), C-1 (Limited Commercial) Zone, Ward 6 (Fiore).

**22-0015-VAR1** - VARIANCE - TO ALLOW OUTDOOR STORAGE WITHIN THE SETBACK AREA WHERE SUCH IS NOT ALLOWED; AND A SIX-FOOT TALL SCREEN WALL WHERE OUTDOOR STORAGE SCREENING DEVELOPMENT STANDARDS REQUIRE AN EIGHT-FOOT TALL SOLID SCREEN WALL

**22-0015-VAR2** - VARIANCE - TO ALLOW THREE PARKING SPACES ON THE EXTERIOR OF THE SECURITY FENCE WHERE FIVE ARE REQUIRED AND TO ALLOW ZERO PARKING SPACES SPREAD THROUGHOUT THE DEVELOPMENT WHERE TWO ARE REQUIRED

**22-0015-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE USE WITH WAIVERS TO ALLOW THE STORAGE AREA TO BE VISIBLE FROM PUBLIC STREETS AND ADJOINING PROPERTIES WITHOUT BEING SCREENED BY AN EIGHT-FOOT TALL SCREENING DEVICE AND STORAGE WITHIN THE SETBACK AND LANDSCAPE BUFFER AREA

**22-0015-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED RECREATIONAL VEHICLE AND BOAT STORAGE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

**22-0015-VAR1 CONDITIONS**

Planning

1. A Variance is hereby approved to allow outdoor storage within the setback area where such is not allowed.
2. A Variance is hereby approved to allow a six-foot-tall screen wall where outdoor storage screening development standards require an eight-foot-tall solid screen wall.
3. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0015-SUP1) and Site Development Plan Review (22-0015-SDR1) shall be required, if approved.
4. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**22-0015-VAR2 CONDITIONS**

Planning

1. A Variance is hereby approved to allow three parking spaces on the exterior of the security fence where five are required.
2. A Variance is hereby approved to allow zero parking spaces spread throughout the development where two are required.

3. Approval of and conformance to the Conditions of Approval for Variance (22-0015-VAR1), Special Use Permit (22-0015-SUP1), and Site Development Plan Review (22-0015-SDR1) shall be required, if approved.
4. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

#### **22-0015-SUP1 AMENDED CONDITIONS**

##### Planning

1. Hours of operation shall be limited to the hours of 7:00 a.m. to 9:00 p.m.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Recreational Vehicle and Boat Storage use.
3. Approval of and approval of and conformance to the Conditions of Approval for Variance (22-0015-VAR1), Variance (22-0015-VAR2), and Site Development Plan Review (22-0015-SDR1) shall be required, if approved.
4. 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.
5. A Waiver from Title 19.12 is hereby approved, to allow the storage of recreational vehicles and boats within all required setback areas.
6. A Waiver from Title 19.12 is hereby approved, to allow the storage area to be screened by a six-foot solid wall.

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, as well as submitted as part of any business license application.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

#### **22-0015-SDR1 AMENDED CONDITIONS**

##### Planning

1. Space 19 as depicted on site plan date stamped 3/31/22 shall not be covered by a shade structure.
2. Lighting shall be limited to shielded lights located under the shade structure. The lights shall be motion sensor activated.
3. The automated entry/exit gate shall be solid or screened.
4. Bollards shall be installed within the landscape buffer for 30-feet south of space 48.
5. Prior approvals for Variances (VAR-76696 and VAR-76697) and Site Development Plan Review (SDR-76698) are hereby expunged.
6. Approval of and conformance to the Conditions of Approval for Variance (22-0015-VAR1) and Special Use Permit (22-0015-SUP1) shall be required, if approved.
7. 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.
8. All development shall be in conformance with the building elevations, site plan and landscape plan date stamped on 03/30/22, except as amended by conditions herein.
9. A Waiver from Title 19.08 is hereby approved, to allow a five-foot landscape buffer adjacent to right-of-way where 15 feet is required.

10. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot-wide landscape buffer adjacent to the northern property line.
11. A Waiver from Title 19.08 is hereby approved, to allow a five-foot-wide landscape buffer adjacent to the eastern property line.
12. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot-wide landscape buffer adjacent to the southern property line.
13. An Exception from Title 19.08 is hereby approved, to allow zero trees within the southern landscape buffer where two are required.
14. An Exception from Title 19.08 is hereby approved, to allow two trees within the eastern landscape buffer where three are required.
15. An Exception from Title 19.08 is hereby approved, to allow seven trees within the western landscape buffer where eight are required.
16. 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.
17. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
18. 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.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

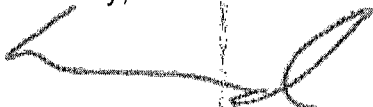
**Public Works:**

20. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

21. Queueing within the public right-of-way is prohibited. If queues extend into the public right-of-way, the City Traffic Engineer may require the gates to remain open during business hours.
22. 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.
23. Submit a License Agreement for landscaping and private improvements in the Rainbow Boulevard 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 (229-4836).
24. 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.

This item will be considered by the City Council on May 18, 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.

Sincerely,



Eric McCammond  
Senior Management Analyst  
Case Planning Division

EM:nl