



**LAS VEGAS
CITY COUNCIL**

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October 19, 2022

Nibras Admon
Phenomenal Investments LLC
1533 Tillman Falls Avenue
Las Vegas, Nevada 89106

**RE: 22-0272 [ZON1 AND SDR1]
CITY COUNCIL MEETING OF OCTOBER 19, 2022**

Dear Applicant:

The City Council at a regular meeting held on *October 19, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 1.12 acres located at the northeast corner of Bonanza Road and Dike Lane (APNs 139-29-704-023, 024, and 025), Ward 5 (Crear)

22-0272-ZON1 - REZONING - FROM: C-1 (LIMITED COMMERCIAL) TO: C-2 (GENERAL COMMERCIAL)

22-0272-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 48,787 SQUARE-FOOT TOWING AND IMPOUND YARD WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

22-0272-ZON1 is approved with no conditions.

22-0272-SDR1 Conditions:

Planning

1. A revised site plan and landscape plan shall be submitted to and approved by the Department of Community Development Planning Division prior to or at the same time as submittal for building permit depicting the removal of any access point for ingress or egress onto Dike Lane and the continuation of the approved landscape buffer.
2. The proposed gates accessing Bonanza Road shall remain open during the day, and shall be electronically operated such that vehicles accessing the site at night do not need to stop in the Bonanza Road right-of-way to operate the gate.
3. Approval of Rezoning (22-0272-ZON1) 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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/19/22, except as amended by conditions herein.
6. A Waiver from Title 19.16.110 is hereby approved, to allow no perimeter landscape buffer on the east interior lot line where eight feet is required.
7. An Exception from 19.08.110 is hereby approved, to allow no parking lot landscape islands where five are required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

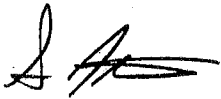
Public Works

14. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.36.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.

15. Landscape and maintain all unimproved right-of-way 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 adjacent 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).

The Notice of Final Action was filed with the Las Vegas City Clerk on October 19, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc:

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Phenomenal Investments LLC
2039 West Bonanza Road
Las Vegas, Nevada 89106

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1055 Whitney Ranch Drive Suite 210
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