



**LAS VEGAS  
CITY COUNCIL**

SHELLEY BERKLEY  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

VICTORIA SEAMAN  
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

SHONDRA  
SUMMERS-ARMSTRONG

MIKE JANSSEN  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

December 11, 2024

Tim Brooks  
Matlock Holdings II LLC  
4279 Bertsons Drive  
Las Vegas, Nevada 89103

**RE: 24-0548 [VAR1, SUP1, AND SDR1]  
PLANNING COMMISSION MEETING OF DECEMBER 10, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 10, 2024* voted to **STRIKE** the following Land Use Entitlement project requests on 1.36 acres located at the south side of Red Coach Avenue, 465 feet west of Rancho Drive (APN 138-02-202-017), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

**24-0548-VAR1 - VARIANCE - TO ALLOW A BUILDING THAT DOES NOT CONFORM TO TITLE 19.06 DEVELOPMENT STANDARDS FOR SETBACKS AND TO ALLOW A FRONT YARD WALL THAT EXCEEDS MAXIMUM HEIGHT STANDARDS**

The Notice of Final Action was filed with the Las Vegas City Clerk on *December 11, 2024*.

The Planning Commission at a regular meeting held on *December 10, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 1.36 acres located at the south side of Red Coach Avenue, 465 feet west of Rancho Drive (APN 138-02-202-017), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

**24-0548-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED BUILDING & LANDSCAPE MATERIAL/LUMBER YARD USE**

**24-0548-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 18,340 SQUARE-FOOT BUILDING AND LANDSCAPE MATERIAL FACILITY DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS**

This approval is subject to the following conditions:

**24-0548-SUP1 CONDITIONS:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Building & Landscape Material/Lumber Yard use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0548-SDR1) shall be required, if approved.
3. 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.
4. 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 Building and Safety Division.
5. 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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**24-0548-SDR1 CONDITIONS:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0548-SUP1) 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 and landscape plan, date stamped 12/10/24, and building elevations, date stamped 11/04/24 except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot landscape buffer along a portion of the eastern property line where eight feet is required.
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 Building and Safety Division.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. 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.
12. Gates are to remain open during business hours and shall not encroach into public right-of-way in either the opened or closed position.
13. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

**Fire & Rescue**

14. 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.

This item will be considered by the City Council on January 15, 2025. 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Kamaile Makua  
KME Architects LLC  
5195 South Durango Drive, Suite 103  
Las Vegas, Nevada 89113