



**LAS VEGAS
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December 18, 2024

Robert Rico
R & J Wholesale Inc
4108 Royal Scots Avenue
Las Vegas, Nevada 89141

**RE: 24-0391 [SUP1 AND SDR1]
CITY COUNCIL MEETING OF DECEMBER 18, 2024**

Dear Applicant:

The City Council at a regular meeting held on *December 18, 2024* voted to **APPROVE** the following Land Use Entitlement project requests at 2550 Fremont Street (APNs 162-01-111-015 through 017), C-2 (General Commercial) Zone, Ward 3 (Diaz). The Planning Commission (6-0 vote) and Staff recommends APPROVAL on the entire Land Use Entitlement project.

24-0391-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MOTOR VEHICLE SALES USE

24-0391-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 1,327 SQUARE-FOOT MOTOR VEHICLE SALES DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

24-0391-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0391-SDR1) 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 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.
4. 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.

5. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
6. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property or a vehicle displayed for sale in the parking lot of the subject property without the appropriate permits.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0391-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0391-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 10/23/24, and building elevations, date stamped 07/29/24, except as amended by conditions herein.
4. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot wide landscape buffer along a portion of the west interior lot lines where eight feet is required.
5. A Waiver from Title 19.08.080 is hereby approved, to allow a five-foot wide landscape buffer adjacent to the right-of-way where 15 feet is required on a portion of the east property line.
6. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot wide landscape buffer width adjacent to the right-of-way where 15 feet is required on the north property line.
7. An Exception from Title 19.08 is hereby approved, to allow one interior parking area tree where three trees are required.
8. An Exception from Title 19.08 is hereby approved to allow 22 24-inch box trees within the perimeter landscape buffer areas where 28 trees are required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

11. 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.
12. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Per Title 13.12, dedicate associated spandrels at northwest corner of Olive Street and Atlantic Street and the southwest corner of Atlantic Street and Fremont Street prior to the issuance of permits for this site.
16. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts on Fremont Street and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
17. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors 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 702-229-6594 or emailed at ece@lasvegasnevada.gov.
18. 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.
19. No sales, display, or storage of sale vehicles shall take place in the public right-of-way.

20. 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.

Fire & Rescue

21. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2024.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr

cc:

Simona Stephens
Suzana Rutar Architect, Ltd
1950 East Warm Springs Road
Las Vegas, Nevada 89119