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November 15, 2023

Aaron Pierro  
Pierros Landscape & Maintenance LLC  
5852 Thai Coast Street  
Las Vegas, Nevada 89130

**RE: 23-0468-SDR1**  
**PLANNING COMMISSION MEETING OF NOVEMBER 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *November 14, 2023* voted to recommend **APPROVAL** on the following Land Use Entitlement project request FOR A PROPOSED 5,448 SQUARE-FOOT BUILDING MAINTENANCE AND STORAGE DEVELOPMENT WITH WAIVERS OF OFFSITE IMPROVEMENTS AND PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.24 acres located on the south side of Ricky Road, approximately 435 feet east of Rancho Drive (APN 138-12-810-012), C-2 (General Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

**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 and landscape plan, date stamped 10/17/23, and building elevations, date stamped 09/21/23, except as amended by conditions herein.
3. An eight-foot tall screen wall shall be constructed to screen the outdoor storage area
4. A trash enclosure shall be provided in compliance with Title 19.08.040 development standards.
5. All mechanical equipment shall be screened in compliance with Title 19.08.040 development standards.

6. A Waiver from Title 19.02.025 is hereby is hereby approved, to allow a deferral of offsite improvements along Ricky Road.
7. A Waiver from Title 19.08.080 is hereby is hereby approved, to allow no landscape buffer along the east property line where eight feet is required.
8. A Waiver from Title 19.08.080 is hereby is hereby approved, to allow no landscape buffer along the south property line where eight feet is required.
9. A Waiver from Title 19.08.080 is hereby is hereby approved, to allow zero to five-foot landscape buffer along a portion of west property line where eight feet is required.
10. An Exception from Title 19.08.040 is hereby approved, to allow 13 perimeter trees where 31 are required.
11. An Exception from Title 19.08.110 is hereby approved, to allow four interior parking area trees where nine are required.
12. 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.
13. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

16. Construction of improvements on Ricky Road may be deferred provided that the applicant make a deferral contribution in accordance with Title 19.02.025.F. The improvement contribution shall be equal to 50% of the City's bond estimate costs for standard urban improvements deferred on Ricky Road.
17. 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.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.

18. 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**

19. 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 December 20, 2023. 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:

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Pierros Landscape & Maintenance LLC  
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Taney Engineering  
6030 South Jones Boulevard  
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