



**LAS VEGAS  
CITY COUNCIL**

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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

January 17, 2024

Richie  
Richard Laatz  
5370 North Riley Street  
Las Vegas, Nevada 89149

**RE: 23-0433-SDR1  
CITY COUNCIL MEETING OF JANUARY 17, 2024**

Dear Applicant:

The City Council at a regular meeting held on *January 17, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 25,160 SQUARE-FOOT WHOLESALE SHOWROOM FACILITY WITH WAIVERS TO ALLOW THE BUILDING TO BE ORIENTED AWAY FROM THE MINIMUM SETBACK LINE AND TO ALLOW BLANK WALLS WHERE RELIEF BY VARIATIONS IN MASSING OR ARTICULATION OF FACADES IS REQUIRED on 1.63 acres at 4021 North Rancho Drive (APN 138-02-814-006), C-2 (General Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

**23-0433-SDR1 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 11/14/23 and building elevations, date stamped 09/20/23, except as amended by conditions herein.
3. A Waiver from Title 19.08.040 is hereby approved, to allow blank walls where relief by variations in massing or articulation of facades is required.
4. A Waiver from Title 19.08.040 is hereby approved, to allow the proposed building to be set back 52 feet behind the front setback line where required to be located at the front of the site at the minimum setback line.

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. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. In accordance with Section 2.2 of the City's Vision Zero Action Plan, 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 development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
10. Grant a 5' x 50' Bus Shelter Pad easement for the possible future relocation of the existing bus shelter outside of the public right-of-way prior to the issuance of permits for this site unless otherwise allowed by the City Traffic Engineer.
11. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Complete Street NEPA and Rancho Drive, Mesquite Avenue to Rainbow Boulevard projects and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
12. Landscape and maintain all unimproved right-of-way adjacent to this site, if any. 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.
13. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. An update to the previously approved Drainage Plan and Technical Drainage Study stating that the project will be constructed per previously approved plans must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study.

The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

**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.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 17, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr