



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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DIRECTOR

CITY HALL

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LAS VEGAS, NV 89101
702.229.6011 | VOICE
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February 14, 2024

John Rubbico
IHC Health Services Inc.
PO Box 3390
Salt Lake City, Utah 84110

**RE: 23-0629 [SUP1 AND SDR1]
PLANNING COMMISSION MEETING OF FEBRUARY 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 13, 2024* voted on the following Land Use Entitlement project requests on 7.66 acres at 510 South Rampart Boulevard (APN 138-32-314-001), PD (Planned Development) Zone, Ward 2 (Seaman).

The Planning Commission voted to **APPROVE** the following request.

**23-0629-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED
GARDEN SUPPLY/PLANT NURSERY USE**

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Garden Supply/Plant Nursery use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0629-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.

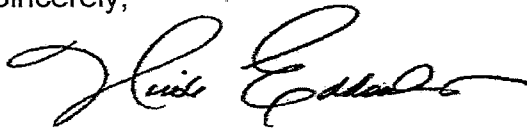
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Planning Commission voted to **DENY** the following request.

23-0629-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 66,720 SQUARE-FOOT GARDEN SUPPLY/PLANT NURSERY DEVELOPMENT WITH A WAIVER OF BUILDING ORIENTATION REQUIREMENTS

This action by the Planning Commission on February 13, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after February 27, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Josh Harney
Baughman & Turner, Inc
1210 Hinson Street
Las Vegas, Nevada 89102