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August 19, 2024

Halle Properties, LLC
20225 North Scottsdale Road
Scottsdale, Arizona 85255

**RE:24-0363 [SUP1 AND SDR1] - ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW**

ADMINISTRATIVE CYCLE – AUGUST 2024

Dear Applicant,

The Department of Community Development – Planning Division has administratively APPROVED a Land Use Entitlement project requests on a portion of 7.24 acres at 7295 West Azure Drive (APN 125-27-222-005), T-C (Town Center) Zone [GC-TC (General Commercial – Town Center) Special Land Use Designation], Ward 6 (Brune).

24-0363-SUP1 - SPECIAL USE PERMIT - FOR A MINOR AMENDMENT TO PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-3650) FOR A 1,344 SQUARE-FOOT EXPANSION FOR AN AUTO PARTS (NEW AND REBUILT) (ACCESSORY SALES AND SERVICE) USE

24-0363-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MINOR AMENDMENT TO SITE DEVELOPMENT PLAN REVIEW (SDR-3648) FOR A PROPOSED 1,344 BUILDING ADDITION AND TRASH ENCLOSURE RELOCATION

The Department of Community Development has administratively **APPROVED** your request subject to the following:

24-0363-SUP1 CONDITIONS:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-3650) shall be required, except as amended herein.
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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0363-SUP1 CONDITIONS:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-3648) shall be required, except as amended herein.
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 building elevations, date stamped 07/25/24, except as amended by conditions herein.
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.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

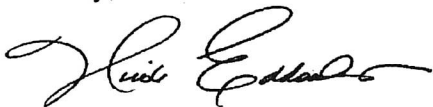
8. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
9. This site shall comply with the inter-site access requirements of Book 113, Page 0026 of Plats (Montecito East commercial subdivision).
10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

Fire & Rescue

11. 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 action by the Department of Community Development staff on **August 19, 2024** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

c.c.:

Taylor Erdmann, P.E.
Kimley-Horn
6671 South Las Vegas Boulevard, Suite 320
Las Vegas, Nevada 89119