



**LAS VEGAS
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September 19, 2024

Ryan Hogge
Linda Properties
2799 East Tropicana Avenue, Suite 45
Las Vegas, Nevada 89121

**RE: 24-0103 [GPA1, ZON1, AND SDR1]
CITY COUNCIL MEETING OF SEPTEMBER 18, 2024**

Dear Applicant:

The City Council at a regular meeting held on *September 18, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 1.39 acres located on the south side of Ricky Road, approximately 211 feet east of Rancho Drive (APN 138-12-810-013), Ward 5 (Crear).

24-0103-GPA1 - GENERAL PLAN AMENDMENT - FROM: GC (GENERAL COMMERCIAL) TO: LI-R (LIGHT INDUSTRIAL AND RESEARCH)

24-0103-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL/INDUSTRIAL)

24-0103-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 20,944 SQUARE-FOOT WAREHOUSE DEVELOPMENT

This approval is subject to the following conditions:

24-0103-SDR1 CONDITIONS:

Planning

1. The building shall not exceed the maximum height of 30 feet.
2. Approval of a General Plan Amendment (24-0103-GPA1) and Rezoning (24-0103-ZON1).
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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/05/24, except as amended by conditions herein.

5. An Exception from Title 19.08.110 is hereby approved, to allow seven parking lot area trees/islands where 10 are required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file FAA form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA,
 - b. Applicant is advised that FAA's airspace determinations (the outcome of filing the FAA Form 7460-1) are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments. Applicant is advised that the FAA's airspace determinations include expiration dates and that separate airspace determinations will be needed for construction cranes or other temporary equipment.
 - c. No building permits should be issued until applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA.
 - d. No structure greater than 35' in height shall be permitted to be erected or altered that would constitute a hazard to air navigation, or would result in an increase to minimum flight altitudes during any phase of flight, or would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. In accordance with Title 19.02.025.F, the applicant shall make an improvement contribution equal to 50% of the City's bond estimate costs for all deferred improvements on Ricky Road based on standard urban improvements prior to the issuance of permits for this site.

12. Sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per urban Standards (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Ricky Road adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of permits for this site.
13. 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.
14. 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

15. 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 September 19, 2024.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

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