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December 18, 2025

Nathaniel Taylor
HP Investments LLC
7432 Oak Grove Avenue
Las Vegas, Nevada 89117

**RE: 25-0106 [GPA1, ZON1, AND SDR1]
CITY COUNCIL MEETING OF DECEMBER 17, 2025**

Dear Applicant:

The City Council at a regular meeting held on *December 17, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 0.49 acres at the southeast corner of Rancho Drive and Ricky Road (APN 138-12-810-001), Ward 5 (Summers-Armstrong).

25-0106-GPA1 - GENERAL PLAN AMENDMENT - FROM: GC (GENERAL COMMERCIAL) TO: LI-R (LIGHT INDUSTRIAL AND RESEARCH)

25-0106-ZON1 - REZONING - FROM: C-2 (GENERAL COMMERCIAL) TO: C-M (COMMERCIAL / INDUSTRIAL)

25-0106-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 3,000 SQUARE-FOOT CONTRACTOR'S PLANT, SHOP AND STORAGE YARD DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following amended conditions:

25-0106-SDR1 CONDITIONS:

Planning

- A. There shall be no ingress or egress on Ricky Road. The applicant shall only have an emergency crash gate.
- B. There shall be no parking along Ricky Road adjacent to the subject site.
 1. Approval of a General Plan Amendment (25-0106-GPA1) and Rezoning (25-0106-ZON1) shall be required, if approved.
 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 landscape plan date stamped 09/17/25; and building elevations date stamped 05/22/25, except as amended by conditions herein.
4. A Waiver from Title 19.08.090 is hereby approved, to allow a 10-foot landscape buffer on the north perimeter where 15 feet is required and to allow a zero-foot landscape buffer on the east and south perimeter where eight feet is the minimum required.
5. An Exception from Title 19.08.110 is hereby approved, to allow zero parking lot islands and end caps with 24-inch box tree and four shrubs, where five parking lot island and end caps 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. Prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J), the Developer shall be required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties and on behalf of all current and future property owners. The DPMR shall include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each of the subject site's landscaped areas including, but not limited to, perimeter landscape buffers, parking lot landscaping, and foundation landscaping, and shall provide a brief description of the required level of maintenance for privately maintained components including, but not limited to, building elevations, parking lot striping, trash enclosures and driveway pans. The DPMR shall be reviewed and approved by the City of Las Vegas Department of Community Development prior to the exercising of the Site Development Plan Review as expressed in Title 19.16.100(J) and must include a statement that all properties within the subject site are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Following recordation, the Developer shall submit a copy of the recorded DPMR document to the City of Las Vegas Department of Community Development.
9. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
10. All existing chain-link fencing shall be removed prior to the issuance of a Certificate of Occupancy.
11. Mechanical equipment shall be screened in conformance with Title 19 development standards.

12. 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.
13. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the Federal Aviation Administration (FAA), the Clark County Department of Aviation, or both, of the following:
 - a. Applicant is required to file a valid 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 the applicant provides evidence that a "Determination of No Hazard to Air Navigation" has been issued by the FAA. The Determination of No Hazard must not be expired.
 - 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Per Title 13.12, dedicate a 25-foot radius at the southeast corner of Rancho Drive and Ricky Road prior to approval of construction permits.
16. Construct half-street improvements including appropriate transition paving on Rancho Drive and Ricky Road adjacent to this site meeting current City Standards (including streetlight service upgrades) concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Rancho Drive improvements may be modified through coordination with the City project.

17. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Complete Street NEPA Project (Mesquite to Rainbow) project (MWA863) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
19. 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.
20. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
21. Queues for the overall site shall not extend into the public right-of-way as a result of the gating operations on this site.
22. 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 drainageways as recommended.

Fire & Rescue

23. 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 December 18, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

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Las Vegas, Nevada 89131