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December 22, 2011

Mr. Donald Andress
SAMM Rainbow, LLC
2260 South Rainbow Boulevard
Las Vegas, Nevada 89146

**RE: SDR-43939 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - DECEMBER 2011**

Dear Mr. Andress:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-20196) FOR LANDSCAPE REVISIONS TO AN EXISTING MOTORCYCLE/MOTOR SCOOTER SALES DEALERSHIP on 7.73 acres at 2260 South Rainbow Boulevard (APN 163-02-415-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), has been considered administratively by the Department of Planning Staff.

The Department of Planning staff has administratively **APPROVED** your request subject to the following:

Planning

1. This approval shall be void two years from the date of final approval, unless exercised through a final inspection performed by the City of Las Vegas.
2. All development shall be in conformance with the landscape plan date stamped 11/21/11, except as amended by conditions herein.
3. An Exception from Title 19.08.040(F)(8)(a) is hereby approved, to allow 15-gallon trees where 24-inch box sized trees are required.
4. An Exception from Title 19.08.110(C)(12) is hereby approved, to allow 6 shade trees within the parking lot landscape islands where 29 trees are required.
5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 11/21/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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Mr. Donald Andress
SAMM Rainbow, LLC
SDR-44939 - Page Two
December 22, 1011

Public Works

7. 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.
8. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
9. Site development to comply with all applicable conditions of approval for the Rainbow/Sahara Commercial subdivision, SDR-20196 and all other applicable site-related actions.

This action by the Department of Planning staff on December 22, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Mark Dukes
Red Rock Harley Davidson
2260 South Rainbow Boulevard
Las Vegas, Nevada 89146