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July 14, 2016

Ross Co Construction Inc.
3920 Leon Avenue, Ste. 1
Las Vegas, Nevada 89130

**RE: SDR-65139 [PRJ-63880] – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JULY 2016**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 2,400 SQUARE-FOOT PARKING FACILITY on 1.08 acres at 3920 Leon Avenue (APN 138-12-110-020), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-63880], has been considered administratively by the Department of Planning staff.

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

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-28513) shall be required.
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 and landscape plan date stamped July 13, 2016; and building elevations date stamped June 16, 2016, except as amended by conditions herein.
4. 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, and 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: one (1) 24-inch box tree every 20 linear feet with four (4), 5-gallon shrubs for every required tree along a portion of the northern and western property lines.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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/city of las vegas

5. The proposed 2,400 square-foot Steel Building shall be painted to match the existing Building Maintenance Service and Sales building.
6. Two handicap parking stalls shall be constructed in accordance with Title 19.08.110, with one being van accessible.
7. The existing trash enclosure is to be brought into compliance with Title 19 standards, and any newly constructed trash enclosure(s) are to be constructed in accordance with Title 19.
8. 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 Department of Building and Safety.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. 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.

This action by the Department of Planning staff on July 14, 2016 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:nl

cc: Mr. Darrin Pappa
11740 Lily Rubin Avenue
Las Vegas, Nevada 89138