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DEPARTMENT OF PLANNING

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cityoflasvegas
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October 22, 2020

Mr. Don Ahern
DFA, LLC
8350 Eastgate Road
Henderson, Nevada 89015

**RE: 78759-VAR1 AND 78759-SDR1
CITY COUNCIL MEETING OF OCTOBER 21, 2020**

Dear Mr. Ahern:

The City Council at a regular meeting held on **October 21, 2020** voted to **APPROVE** your request for the following Land Use Entitlement project requests on a portion of 20.28 acres at the northeast corner of Bonanza Road and Clarkway Drive and on 10.27 acres on the south side of Bonanza Road, approximately 420 feet west of Martin L King Boulevard (APNs 139-28-302-034, 139-28-401-009 and 139-28-412-001), C-2 (General Commercial) and C-M (Commercial/Industrial) Zones, Ward 5 (Crear).

78759-VAR1 - TO ALLOW A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED.

78759-SDR1 - FOR THE PROPOSED DEMOLITION AND RECONFIGURATION OF AN EXISTING HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES & SERVICE) DEVELOPMENT THAT INCLUDES A NEW 7,056 SQUARE-FOOT SALES AND RENTAL BUILDING, AND A 20,000 SQUARE-FOOT MAINTENANCE BUILDING WITH A WAIVER OF THE PERIMETER LANDSCAPE REQUIREMENTS.

78759-VAR1 approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (78759-SDR1) shall be required, if approved.
2. A Variance is hereby approved to allow a zero-foot side yard setback where 10 feet is required.

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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 Department of Building and Safety.
4. 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.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

78759-SDR1 approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (78759-VAR1), 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, landscape plan, and building elevations, date stamped 06/16/20, except as amended by conditions herein.
4. Trash receptacles shall be kept within trash enclosures constructed in accordance with Title 19.08.

5. A Waiver from Title 19.08 is hereby approved, to allow the existing landscape buffer adjacent to the south side of Bonanza Road to remain as constructed. This landscape buffer ranges from four feet to nine feet in width.
6. An Exception from Title 19.08 is hereby approved, to allow zero parking lot landscape islands and trees.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - One, 24-inch box shade tree shall be planted every 20 linear feet within each landscape buffer.
 - Four, 5-gallon shrubs shall be planted for every required tree.
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

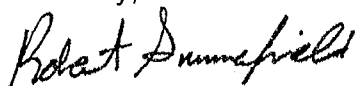
12. The sidewalks along Bonanza Road adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.

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13. Concurrent with development, remove and replace all unused driveways on Bonanza Road adjacent to this site.
14. Concurrent with development, construct all incomplete improvements on Clarkway Drive adjacent to this site.
15. 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.
16. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements constructed with this site in the Bonanza Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
17. A Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the approved Circulation/Access Plan.
18. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. DS-5287 may be used to satisfy this condition.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 22, 2020.

Sincerely,



Robert Summerfield, AICP^{PR}
Director
Department of Planning

RTS:PL:clb

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cc: Mr. Don Ahern
Ahern Rentals, Inc.
1607 West Bonanza Road
Las Vegas, Nevada 89106

Mr. George Rogers
George M. Rogers, Architect
6325 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89118