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July 3, 2013

Mr. C. Jay Nady
Four Fours. LLC
1500 Searles Avenue
Las Vegas, Nevada 89101

RE: SDR-48917 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 19, 2013
RELATED TO VAR-49041

Dear Mr. Nady:

The City Council at a regular meeting held June 19, 2013, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 4,985 SQUARE-FOOT BUILDING TO BE USED FOR AUTO REPAIR AND STORAGE AND A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE ENTIRE EAST PERIMETER on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 20, 2013. This approval is subject to:

Planning

1. Approval of and conformance to Variances (VAR-49041, VAR-39148 & VAR-43989); Special Use Permits (SUP-43990 & SUP-39149), except as modified herein shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-35195) shall be required, if approved, except as modified herein.
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 04/17/13, except as amended by conditions herein.
5. A Waiver of Title 19.08.090 to allow no landscape buffer along the entire east perimeter where a minimum 8-foot wide landscape buffer is required is approved.

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6. An Exception of Title 19.08.110 to allow no parking lot shade trees where a minimum of one shade tree per every six uncovered parking spaces is required is approved.
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, 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.
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. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Kristen Neuman
APTUS
1200 South Fourth Street, Suite #206
Las Vegas, Nevada 89101