



July 25, 2013

LAS VEGAS
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Mr. Jerry Appelhans
JADA Holdings, LLC
210 North Royal Ascot Drive
Las Vegas, Nevada 89144

RE: SDR-49181 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-49180 AND ZON-49179
CITY COUNCIL MEETING OF JULY 24, 2013

Dear Mr. Appelhans:

The City Council at a regular meeting held July 24, 2013, APPROVED the request for a Site Development Plan Review FOR EXPANSION OF AN EXISTING BUILDING AND LANDSCAPE MATERIAL/LUMBER YARD WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE EAST AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED, AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE AND A PORTION OF THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.13 acres at 2049 and 2101 West Bonanza Road (APNs 139-28-401-006 and 139-29-802-006), C-M (Commercial/Industrial) and C-2 (General Commercial) Zones [PROPOSED: C-M (Commercial/Industrial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on July 25, 2013. This approval is subject to:

Planning

1. Approval of a Rezoning (ZON-49179) and approval of and conformance to the Conditions of Approval for a Variance (VAR-49180) shall be required, if approved.
2. The approval for Site Development Plan Review [Z-0014-00(1)] shall be expunged upon final approval of this request.
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/landscape plan date stamped 05/13/13, except as amended by conditions herein.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



5. A Waiver from Title 19.08.090 is hereby approved, to allow zero-foot perimeter landscape buffers along the east and west property lines where eight feet is required and to allow zero-foot buffers along the south property line and a portion of the north property line where 15 feet is required.
6. An Exception from Title 19.08.110 parking lot landscape requirements is hereby approved, to allow no parking lot islands with trees in the existing lot where four islands and trees at the ends of parking rows are required.
7. An Exception from Title 19.08.040(F) is hereby approved, to allow two trees within perimeter landscape buffers where 24 trees are required.
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. All existing unpermitted signage on the site shall be reviewed for permits by the City of Las Vegas within 30 days of final approval. Any signage not in conformance with Title 19 requirements shall be removed within 60 days of final approval or application may be made for a Variance, if warranted.
10. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

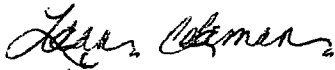
Public Works

13. In accordance with code requirements of Title 13.56, remove all substandard improvements (sidewalk), if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. The existing pan style driveways accessing this site from Bonanza Road may remain.
14. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.

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15. Submit an Encroachment Agreement for landscaping and private improvements in the Bonanza Road public right-of-way adjacent to this site prior to this issuance of permits for these improvements. 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 property 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 improvements 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. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
16. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Leah Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Peyta Balova
Balova Engineering
6130 Elton Avenue
Las Vegas, Nevada 89107