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August 25, 2014

Ms. Jana Forsythe
ESMI Properties LLC
5252 Ricky Road
Las Vegas, Nevada 89130

RE: SDR-53925 [PRJ-53875] - SITE DEVELOPMENT PLAN REVIEW RELATED
TO VAR-53923 AND VAR-53924
CITY COUNCIL MEETING OF AUGUST 20, 2014

Dear Ms. Forsythe:

The City Council at a regular meeting held August 20, 2014 APPROVED the request for a Site Development Plan Review TO CONVERT AN EXISTING 2,450 SQUARE-FOOT RESIDENTIAL USE TO A COMMERCIAL USE WITH WAIVERS OF ALL LANDSCAPE BUFFER REQUIREMENTS on 0.85 acres at 5252 Ricky Road (APN 138-12-710-054), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2014. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-53923) and Variance (VAR-53924) shall be required, 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 04/28/14, except as amended by conditions herein.
4. A Waiver from Title 19.08.080 is hereby approved, to allow no perimeter landscape buffers where a 15-foot landscape perimeter buffer along the south side and an eight-foot buffer along the east, north and west perimeters is required.
5. An Exception from Title 19.08.110 is hereby approved, to allow one 24-inch box tree and no shrubs for parking lot landscaping where three 24-inch box trees and 15 shrubs is required.

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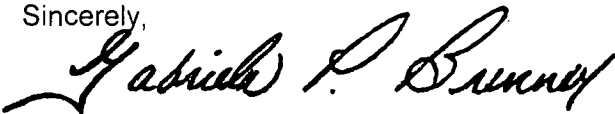
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6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. In accordance with code requirements of Title 19.02.130.a, construct all incomplete half-street improvements on Ricky Road adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. This condition will not be enforced if a Variance request such as VAR-53924 is approved to defer the installation of off-site improvements.
11. The applicant shall connect to public sewer and abandon the existing individual sewage disposal system according to Southern Nevada Health District (SNHD) regulations prior to issuance of a Certificate of Occupancy of this site, unless otherwise allowed by both the City Engineer and SNHD.
12. 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.

Sincerely,



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