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October 22, 2015

Mr. Fred Shakib
4631 WSM, LLC
4405 Medley Place
Encino, California 91316

**RE: SDR-59930 [PRJ-59887] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 21, 2015**

Dear Mr. Shakib:

The City Council at a regular meeting held on October 21, 2015 **APPROVED** a request for a Major Amendment to Aesthetic Review (AR-0013-96) TO REDESIGN THE PARKING LOT WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE WHERE FIVE FEET WAS PREVIOUSLY REQUIRED on 1.40 acres at 3900 North Rancho Drive (APN 138-12-110-012), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-59778].

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, date stamped 06/25/15 and the landscape plan, date stamped 09/08/15, except as amended by conditions herein.
3. A Waiver from Title 19.08.080 is hereby approved, to allow no landscape buffer along the east perimeter where five feet is required.
4. An Exception from Title 19.08.040 is hereby approved, to allow three trees with required shrubs in the parking lot, where a minimum of 17 trees are required.
5. An Exception from Title 19.08.040 is hereby approved, to allow zero trees in the west perimeter landscape buffer, where a minimum of five trees are required.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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6. An Exception from Title 19.08.040 is hereby approved, to allow nine trees in the south perimeter landscape buffer, where a minimum of 11 trees are required.
7. Deleted
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 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

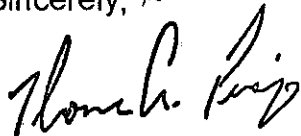
12. Correct all American's with Disabilities Act (ADA) deficiencies on Rancho Drive adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
13. Landscape and maintain all unimproved rights-of-way, 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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14. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 22, 2015.

Sincerely, *RP*



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Hamid Panahi
1393 Manorwood Street
Las Vegas, Nevada 89135