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October 22, 2015

Topete Family Trust
459 St Moritz Drive
Henderson, Nevada 89102

**RE: SDR-60389 [PRJ-59988] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-60380, VAR-60381, VAR-60383, SUP-60384, SUP-
60385, SUP-60386 AND SUP-60388
CITY COUNCIL MEETING OF OCTOBER 21, 2015**

Dear Applicant:

The City Council at a regular meeting held on October 21, 2015 **APPROVED** a request for an Appeal of the Denial by the Planning Commission on a request for a Site Development Plan Review FOR A PROPOSED 5,177 SQUARE-FOOT COMMERCIAL GARAGE WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ON THE SOUTH PERIMETER AND THREE-FOOT ON THE EAST WHERE FIFTEEN FEET IS REQUIRED; A FIVE-FOOT WIDE LANDSCAPE PERIMETER BUFFER ALONG THE WEST PERIMETER AND A ZERO-FOOT WIDE ON THE NORTH WHERE EIGHT FEET IS REQUIRED on 0.42 acres at 2147 North Decatur Boulevard (APN 138-24-611-014), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-59988].

This approval is subject to the following conditions:

Planning

- A. The applicant shall provide an eight foot decorative block wall along the western perimeter of the site and incorporate a decorative wrought iron element into the perimeter wall as it approaches Stacey Avenue.
- B. There shall be no vehicular access to Stacey Avenue.
- C. The trash enclosure shall conform to Title 19 development standards.
- D. The north and south perimeter walls shall conform to the elevations as depict on site plan date stamped 08/10/15.
1. Approval of and conformance to the Conditions of Approval for Variances (VAR-60380, VAR-60381 and VAR-60383) and Special Use Permits (SUP-60384, SUP-60385, SUP-60386 and SUP-60388) shall be 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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/city of las vegas

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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, floor plan and building elevations, date stamped 09/17/15, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a three-foot, three-inch wide landscaped buffer along the east, four-foot, five-inch along the south and a zero-foot wide along a portion of the north and a five-foot wide buffer on the west perimeters.
5. A Waiver from Title 19.08.040 B is hereby approved, to allow a commercial building to be located away from the street frontage and to allow service bays to face a public right-of-way.
- ~~6. An Exception from Title 19.08.110 is hereby approved, to allow no parking lot landscaping, where ten trees and 40, five-gallon shrubs are required.~~
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. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as ~~determined by the FAA may change based on these comments.~~
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

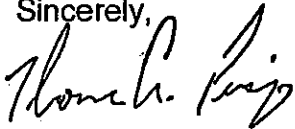
Public Works

13. Dedicate a 25-foot radius right-of-way at the northwest corner of Decatur Boulevard and Stacey Avenue prior to the issuance of permits for this site.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, and replace with new improvements meeting Current City Standards concurrent with development of this site. 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.
15. Extend public sewer in Stacey Avenue to the western edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works concurrent with on-site development activities.

16. Abandon the existing septic tank system per Southern Nevada Health District regulations and connect to the public sewer system prior to the issuance of any building permits.
17. Parking stalls at the center of the parking lot may not back out toward the right-of-way. Provide a median island or bumper blocks to prevent vehicles from backing up toward the driveway on Decatur Boulevard.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
19. Landscape and maintain all unimproved rights-of-way 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.
20. 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, which ever 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,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Courtney Chatterley
8905 West Post Road, Suite #100
Las Vegas, Nevada 89148