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/city of las vegas

August 4, 2016

Mr. John Bailey
5455 North Rainbow Boulevard
Las Vegas, Nevada 89130

**RE: SDR-63575 [PRJ-63423] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-63571, ZON-63573, VAR-63817, VAR-63891 AND
SUP-64653
CITY COUNCIL MEETING OF AUGUST 3, 2016**

Dear Mr. Bailey:

The City Council at a regular meeting held on August 3, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 3,933 SQUARE-FOOT OFFICE AND SERVICE VEHICLE USE WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER AND A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER, WHERE MINIMUM EIGHT-FOOT WIDE LANDSCAPE BUFFERS ARE REQUIRED on 1.05 acres at 5455 North Rainbow Boulevard (APN 125-35-101-005), R-E (Residence Estates) [PROPOSED: C-2 (General Commercial)] Zone, Ward 4 (Anthony) [PRJ-63423].

This approval is subject to the following conditions:

Planning

1. Maintain the residential appearance of the office
2. All structures shall have the same base color.
3. Extend landscaping along the north property line to the east.
4. Add eight (8) additional trees along the northern property line to the east.
5. Approval of General Plan Amendment (GPA-63571) and Rezoning (ZON-63573) shall be required.
6. Approval of and conformance to the Conditions of Approval for Variance (VAR-63817), Variance (VAR-63891) and Special Use Permit (SUP-63574) shall be required.
7. 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.

8. All development shall be in conformance with the site plan and landscape plan, date stamped 05/16/16, except as amended by conditions herein.
9. A Waiver from Title 19.08.080 Table 4 is hereby approved, to allow a five-foot wide landscape buffer along the north perimeter and a portion of the south perimeter, where minimum eight-foot wide landscape buffer is required.
10. An Exception from Title 19.08.110 C.12 is hereby approved, to allow zero trees in the parking lot where eight trees are required.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

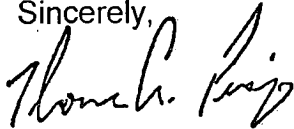
16. Correct all American's with Disabilities Act (ADA) deficiencies accessing this site on Rainbow Boulevard in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. "Pan" style driveways may be used as long as current ADA requirements are met and appropriate Public Pedestrian Access Easements are granted. 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.

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17. Abandon the existing temporary Individual Septic Disposal System (ISDS) per Southern Nevada Health District (SNHD) regulations and connect to the public sewer system concurrent with development of this site.
18. 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.
19. 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 August 4, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. George Garcia
G.C. Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014