



April 6, 2017

CORRECTED LETTER

Mr. Matt Becker
Aleene F. Becker Trust
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

**LAS VEGAS
CITY COUNCIL**

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Mayor

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Mayor Pro Tem

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City Manager

**RE: SDR-67795 [PRJ-67396] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-67798 AND SUP-67799
CITY COUNCIL MEETING OF FEBRUARY 15, 2017**

Dear Mr. Becker:

The City Council at a regular meeting held on February 15, 2017 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED AUTO DEALER INVENTORY STORAGE USE WITH WAIVERS OF THE LANDSCAPE BUFFER REQUIREMENT TO ALLOW A SEVEN-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER AND A SIX-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED; TO ALLOW A 14-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER AND A NINE-FOOT LANDSCAPE BUFFER ALONG THE WEST PERIMETER WHERE 15 FEET IS REQUIRED; AND A WAIVER TO ALLOW THE USE TO BE LOCATED ON A 60-FOOT LOCAL STREET WHERE A 100-FOOT PRIMARY OR SECONDARY THOROUGHFARE IS REQUIRED on 1.76 acres at 2353, 2363, 2383, and 2393 Potosi Street (APNs 163-01-804-001 through 004), P-R (Professional Office and Parking) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-67396].

This approval is subject to the following conditions:

Planning

1. Landscape is to be up to code and lush as possible.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-67798) and Special Use Permit (SUP-67799) shall be required, if approved.
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 plan and landscape plan date stamped 12/01/16, except as amended by conditions herein.
5. A Waiver from Title 19.08 is hereby approved, to allow a seven-foot landscape buffer along the north perimeter and a six-foot landscape buffer along the south perimeter where 15 feet is required; and to allow a 14-foot landscape buffer along the east perimeter and a nine-foot landscape buffer along the west perimeter where 15 feet is required.

CITY HALL
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6. A Waiver from Title 19.12 is hereby approved, to allow the use to be located on a 60-foot Local Street where a 100-foot Primary or Secondary Thoroughfare is required.
7. An Exception from Title 19.08 is hereby approved, to allow seven trees within the parking lot islands where 22 trees are required.
8. Parking lot lighting shall comply with all minimum requirements set forth by Title 19.08 for lighting.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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.
12. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. One, 24-inch box tree every 20 linear feet with four, five-gallon shrubs for each required tree in the landscape buffer areas. Palm trees must have a 15-foot tall trunk to meet the minimum requirements to be considered a required tree. In addition, each landscape island shall provide four, five-gallon shrubs.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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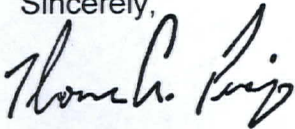
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Public Works

15. Grant a 5-ft wide Public Sewer Easement adjacent to the portion of the north side of the existing 15-ft wide Public Sewer Easement 961206:01383 which contains the existing public sewer shown on CLV drawing # 107-V2467.
16. No new permanent structures or landscaping taller than 3 feet shall be allowed within the 20-foot Public Sewer Easement.
17. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site 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 only remain if an ADA path is provided with an associated public Pedestrian Access Easement.
18. 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.
19. All delivery vehicles shall maneuver for loading and unloading on site; there shall be no parking, loading or unloading of vehicles within the Potosi Street public right-of-way.
20. Vehicles shall neither be displayed nor stored within the public rights-of-way adjacent to this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2017.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:PL:clb

cc: Ms. Jolene Granberg-Thompson
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146