



February 16, 2017

Mr. Steve Palacios
Rogers Conrad Group, Inc
737 Main Street
Las Vegas, Nevada 89101

**LAS VEGAS
CITY COUNCIL**

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Mayor

Steven D. Ross
Mayor Pro Tem

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City Manager

**RE: SDR-67921 [PRJ-67234] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-67918, VAR-67919, VAR-67920 AND TMP-67922
CITY COUNCIL MEETING OF FEBRUARY 15, 2017**

Dear Mr. Palacios:

The City Council at a regular meeting held on February 15, 2017 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 69,500 SQUARE-FOOT OFFICE AND WAREHOUSE COMPLEX WITH A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ON PORTIONS OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.74 acres on the west side of Main Street, approximately 610 feet south of Washington Avenue (APNs 139-27-702-009, 012, 013 and 015), M (Industrial) Zone, Ward 5 (Barlow) [PRJ-67234]

This approval is subject to the following conditions:

Planning

1. Additional landscape materials shall be placed within the landscape buffer adjacent to Main Street to exceed minimum development standards
2. Approval of a General Plan Amendment (GPA-67918), and approval of and conformance to the Conditions of Approval for Variances (VAR-67919 and VAR-67920) and Tentative Map (TMP-67922) 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 01/04/17 and building elevations and floor plans date stamped 11/28/16, except as amended by conditions herein.
5. A Waiver from Title 19 08 100 is hereby approved, to allow a zero-foot perimeter landscape buffer along portions of the west property line where eight feet is required.
6. An Exception from Title 19 08 040(F) is hereby approved, to allow zero perimeter buffer trees along the south property line adjacent to public right-of-way where five trees are required.

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7. An Exception from Title 19.08.110 is hereby approved, to allow 12 parking lot trees where 24 parking lot trees are required
- 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 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
11. 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 show a minimum of four, five-gallon shrubs for every required tree in perimeter landscape buffers and groundcover.
12. 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
13. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveways 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. 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.

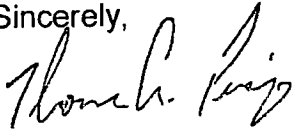
16. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
17. All private improvements and landscaping 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.
18. Grant a 30-foot sewer easement on the Final Map for this site over the existing onsite public sewer line as shown on the approved Tentative Map. No permanent structures or landscaping over three feet in height may be within Public Sewer Easements granted on this site.
19. Submit a License Agreement for landscaping and private improvements in the Main Street public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
20. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any, dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased

compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

- 21 A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of 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: Mr. Landon Christopherson
2885 East Quail Avenue
Las Vegas, Nevada 89120