



**LAS VEGAS
CITY COUNCIL**

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City Manager

January 17, 2018

Lisa Taylor & Adam Taylor
5664 N. Rainbow Blvd.
Las Vegas, Nevada 89130

**RE: SDR-68324 [PRJ-68162] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-67883 AND ZON-67884 [PRJ-67774]
CITY COUNCIL MEETING OF JANUARY 17, 2018**

Dear Mr. Adam & Mrs. Lisa Taylor:

The City Council at a regular meeting held on January 17, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 28,800 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WHERE EIGHT FEET IS REQUIRED ALONG THE EAST PERIMETER on 2.42 acres on the east side of Rainbow Boulevard, approximately 85 feet north of Ann Road (APNs 125-26-410-004 through 006), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-68162].

This approval is subject to the following conditions:

Planning

1. 36" Box Trees shall be planted in the eastern landscape buffer.
2. An 8' foot block wall shall be required along the eastern portion of the site
3. Signage on the east elevations shall be back light only.
4. Any changes to the approved site plan shall require a public hearing at the Planning Commission.
5. Hours of operation for all businesses shall be from 7 am to 11 pm.
6. Approval of General Plan Amendment (GPA-67883) and Rezoning (ZON-67884) 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.

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING

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3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
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711 | TTY



cityoflasvegas
lasvegasnevada.gov

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8. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/04/17, except as amended by conditions herein.
9. A Waiver from Title 19.08 is approved to allow a zero-foot landscape buffer along the east perimeter where eight feet is required.
10. A six to eight-foot tall solid screen wall shall be constructed along the north property line and the east perimeter of the development, allowing access to the existing well for maintenance.
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. 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.
14. 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 minimum of one 24-inch box tree planted every 20 feet on-center with four, five-gallon shrubs for each required tree in the parking lot landscape islands; and the north, south, and west landscape buffer areas.
 - A minimum of one 36-inch box tree planted every 20 feet on-center with four, five-gallon shrubs for each required tree in the east landscape buffer area.
 - A minimum of four, five-gallon shrubs for each required tree in all parking lot landscape islands.
15. 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.

16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Dedicate 10 feet of right-of-way adjacent to this site for Rainbow Boulevard prior to the issuance of any permits.
18. Construct all incomplete half-street improvements on Rainbow Boulevard meeting current City Standards concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.
19. 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.
20. Abandon the existing septic tank system per Southern Nevada Health District regulations and connect to the public sewer concurrent with on-site development activities.
21. 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.
22. Construct a median in Rainbow Boulevard that restricts left-out access to the southern driveway of this site while maintaining left-in access to the parcel on the west side of Rainbow Boulevard.
23. 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. Conditions

24. 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 January 18, 2018.

Sincerely,



Peter Lowenstein, AICP
Acting Director
Department of Planning

PL:RTS:nl:clb

cc:

Mr. Jimmy Epley
6717 Cambium Pine Avenue
Las Vegas, Nevada 89130

Ms. Debra Reoch
5640 N. Rainbow Blvd
Las Vegas, Nevada 89130

Mr. George Garcia
G.C. Garcia, Inc.
1055 Whitney Ranch Dr., Ste. 210
Henderson, Nevada 89014