



April 20, 2017

**LAS VEGAS
CITY COUNCIL**

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City Manager

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

Mr. Andy McNeil
Refrigeration Supplies Distributor
26021 Atlantic Ocean Drive
Lake Forest, California 92630

**RE: SDR-68652 [PRJ-68650] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 19, 2017**

Dear Mr. McNeil:

The City Council at a regular meeting held on April 19, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 28,650 SQUARE-FOOT INDUSTRIAL BUILDING WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND SERVICE AREA SCREENING REQUIREMENTS on 1.38 acres at 1901 and 1907 Western Avenue (APNs 162-04-703-007 and 008), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-68650].

This approval is subject to the following conditions

Planning

- 1 All onsite loading dock activity shall be conducted onsite.
- 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 date stamped 03/01/17, the landscape plan date stamped 02/02/17, and building elevations date stamped 03/01/17, except as amended by conditions herein.
- 4 A Waiver from the Downtown Centennial Plan Streetscape standards is hereby approved, to allow a five-foot wide sidewalk at back of curb with a 15-foot wide landscape planter.

DEVELOPMENT
SERVICES CENTER
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702 229 6301
702 474 0352 | FAX
TTY 711



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5. A Waiver from the Downtown Centennial Plan parking lot screening standards is hereby approved, to not require the decorative, ornamental iron fencing for parking fronting on Western Avenue.
6. A Waiver from the Downtown Centennial Plan development standards is hereby approved, to allow the loading dock and service areas to be on the Western Avenue frontage
7. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver.
8. Prior to the issuance of building permits a recorded shared driveway easement document must be submitted.
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. A revised landscape plan shall depict three additional parking lot trees in the west or north perimeter planters.
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

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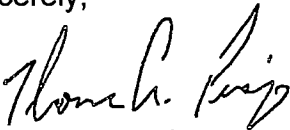
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

15. 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, if any, to the satisfaction of the City Engineer concurrent with development of this site
16. 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
17. 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 April 20, 2017.

Sincerely,



Thomas A Perrigo
Director
Department of Planning

TAP:PL:nl

cc:

Mr. Martin Harsin
Origin 8 Architecture, Inc.
P.O. Box 50522
Sparks, Nevada 89435