



June 22, 2017

**LAS VEGAS
CITY COUNCIL**

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City Manager

Mr. Dean Bryan
ADKD Holding, LLC
4485 West Sunset Road
Las Vegas, Nevada 89118

**RE: SDR-69262 [PRJ-68932] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-69261 AND VAR-69339
CITY COUNCIL MEETING OF JUNE 22, 2017**

Dear Mr. Bryan.

The City Council at a regular meeting held on June 21, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A 11,780 SQUARE FOOT BUILDING MAINTENANCE SERVICE AND SALES BUILDING on 0.94 acres at 3991 Vegas Drive (APN 139-30-501-001), C-1 (Limited Commercial) Zone, Ward 5 (Barlow) [PRJ-68932]

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-69261 and VAR-69339) shall be required.
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, landscape plan, and building elevations, date stamped 03/01/17, except as amended by conditions herein.
4. An Exception from Title 19.08 is hereby approved, to allow no perimeter trees on the west property line adjacent to the proposed building and reduced parking lot landscaping as indicated on the approved landscape plan.
5. 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.

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702.229.6011
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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
7. 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.
8. 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
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

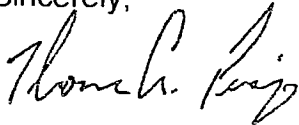
10. Prior to the issuance of any permits for this site, grant a 10-foot Bus Shelter Pad Easement to the Regional Transportation Commission (RTC) acceptable to the RTC and in conformance with Standard Drawing #234.2 for the existing bus stop on Vegas Drive adjacent to this site
11. Construct all incomplete half-street improvements and appropriate overpaving on Vegas Drive meeting current City of Las Vegas standards including a 10-foot bus shelter pad adjacent to this site concurrent with development of this site
12. 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.
13. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services

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14. Gates shall not swing into the public rights-of-way and shall remain open during normal business hours
15. 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.
16. 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 or the submittal of a map for this site, 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 June 22, 2017

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:PL:clb