



**LAS VEGAS  
CITY COUNCIL**

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City Manager

September 21, 2017

Mr. Jay Ewing  
Ewing Investments  
1400 "A" Street  
Las Vegas, Nevada 89106

**RE: SDR-70720 [PRJ-70640] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO GPA-70710, ZON-70712, VAR-70718 AND SUP-70714  
CITY COUNCIL MEETING OF SEPTEMBER 20, 2017**

Dear Mr. Ewing,

The City Council at a regular meeting held on September 20, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 57,934 SQUARE-FOOT TOWING/IMPOUND YARD EXPANSION WITH WAIVERS TO ALLOW ZERO-FOOT WIDE PERIMETER LANDSCAPE BUFFERS WHERE 15 FEET IS REQUIRED ALONG RIGHTS OF WAY AND EIGHT FEET IS REQUIRED ALONG INTERIOR LOT LINES on 1.33 acres located at the northeast corner of Washington Avenue and A Street (APNs 139-27-601-005, 007 and 008), M (Industrial) Zone and ROW (Right-of-Way) [PROPOSED M (Industrial)], Ward 5 (Barlow) [PRJ-70640].

This approval is subject to the following conditions:

**Planning**

1. Conformance to the Conditions of Approval for Variance (VAR-70718), and Special Use Permit (SUP-70714) shall be required, if approved
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 06/26/17, except as amended by conditions herein.

**DEVELOPMENT  
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NV 89106

702 229 6301 | VOICE  
702 474 7463 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

4. The applicant shall provide proof of a legal right to construct the wall on APN 139-27-698-001 prior to the issuance of a building permit, and if legal right cannot be obtained the block wall shall be constructed completely on property owned by the applicant.
5. A Waiver from Title 19.08 is hereby approved, to allow zero-foot-wide perimeter landscape buffers where eight feet is required adjacent to property lines and fifteen feet is required adjacent to rights of way.
- 6 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
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
- 9 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

**Public Works**

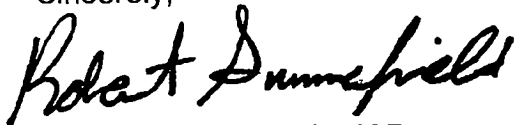
10. Prior to the issuance of any permits for this site, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per City Standards (including sidewalks and street lighting) on "A" Street adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation
11. Provide proof of perpetual legal access to Assessor's Parcel Number 139-27-601-008 prior to the issuance of permits for this site, or alternatively consolidate the parcels to eliminate the land-locked parcel.
- 12 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

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13. 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
14. Submit a License Agreement for landscaping and private improvements in the "A" Street public right-of-way 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)

The Notice of Final Action was filed with the Las Vegas City Clerk on September 21 2017

Sincerely,



Robert Summerfield, AICP<sup>®</sup>  
Acting Director  
Department of Planning

RTS:PL:clb

cc: Mr. Jay Ewing  
Ewing Bros., Inc  
1200 "A" Street  
Las Vegas, Nevada 89106

Mr. Richard D Smedley  
Horizon Consultants  
1895 Michael Way  
Las Vegas, Nevada 89108