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**LAS VEGAS
CITY COUNCIL**

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City Manager

January 17, 2018

Mr. Cristobal Santos
Sammy's Food Services
6127 Rocky Top Avenue
Las Vegas, Nevada 89110

**RE: SDR-71856 [PRJ-71698] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-72050
CITY COUNCIL MEETING OF JANUARY 17, 2018**

Dear Mr. Cristobal Santos:

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 DELIVERY AND SERVICE VEHICLE STORAGE DEVELOPMENT WITH A 4,500 SQUARE-FOOT BUILDING WITH WAIVERS TO ALLOW ZERO-FOOT PERIMETER LANDSCAPE BUFFERS ALONG THE NORTH, WEST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.50 acres at 63 30th Street (APN 139-36-402-006), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-71698].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-72050) 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 10/10/17, except as amended by conditions herein.
4. A Waiver from 19.08.100 is hereby approved, to allow zero-foot perimeter landscape buffers along the north, west and south property lines where eight feet is required.
5. An Exception from Title 19.08 is hereby approved, to allow no interior parking lot landscaping islands and to allow only shrubs with no 24-inch box trees in the front landscape buffer.

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING

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lasvegasnevada.gov

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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. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along 30th Street 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. The "pan style" driveway on 30th Street may remain as long as the sidewalk path along 30th Street complies with Americans with Disabilities Act (ADA) guidelines. Grant an appropriate Pedestrian Access Easement if required.
12. Concurrent with onsite development, this site shall connect to the public sewer system as recommended by the Sanitary Sewer Section of the Department of Public Works.
13. Landscape and maintain all unimproved right-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.

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14. 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 January 18, 2018.

Sincerely,



Peter Lowenstein, AICP
Acting Director
Department of Planning

PL:RTS:nl:clb