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**DEVELOPMENT
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January 17, 2018

Mr. Mitch Bramlitt
AutoZone Parts, Inc. and AutoZone, Inc.
P.O. Box 2198, 3rd Floor
Memphis, Tennessee 38101

**RE: SDR-71940 [PRJ-71748] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-71938, VAR-71941 AND SUP-71939
CITY COUNCIL MEETING OF JANUARY 17, 2018**

Dear Mr. Mitch Bramlitt:

The City Council at a regular meeting held on January 17, 2018 voted to **APPROVE** a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-35419) FOR A PROPOSED 17,709 SQUARE-FOOT ADDITION TO AN EXISTING 14,068 SQUARE-FOOT AUTO PARTS STORE WITH A WAIVER TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 3.78 acres at 4930 Vegas Drive (APNs 138-24-804-005, 006, 016, and 017), U (Undeveloped) [SC (Service Commercial) General Plan Designation], R-E (Residence Estates), and C-1 (Limited Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Barlow) [PRJ-71748].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-71938), Variance (VAR-71941), and Special Use Permit (SUP-71939) shall be required.
2. Conformance to the approved conditions for Special Use Permit (SUP-35420) and Site Development Plan Review (SDR-35419).
3. Conformance to Condition of Approval Number "A" of Site Development Plan Review (SDR-35419) which states, "as per the landscape plan date stamped 07/31/09, there will be a total of 60 trees instead of the required 44 trees." The original landscaping shall be restored to the previously approved condition.
4. 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.

5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/23/17, except as amended by conditions herein.
6. A Waiver from Title 19.08 is hereby approved, to allow a six-foot wide landscape buffer along a portion of the west property line where 15 feet is required.
7. An Exception from Title 19.08 is hereby approved, to allow four parking lot islands with trees where seven are required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
11. 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. In addition to Condition of Approval Number #3 above, the technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Four, five-gallon shrubs for every required 24-inch box tree.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Construct all incomplete half-street improvement on Fairhaven Street adjacent to the northern portion of this site concurrent with on-site development activities.

15. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Vegas Drive and Fairhaven 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.
16. 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.
17. 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 drainage ways 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. Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135