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February 21, 2018

Mr. Justin Zane
Charleston Blvd & Pecos Rd, LLC
2700 West Sahara Avenue
Las Vegas, Nevada 89102

**RE: SDR-72183 [PRJ-72032] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-72179, ZON-72180 AND VAR-72234
CITY COUNCIL MEETING OF FEBRUARY 21, 2018**

Dear Mr. Zane:

The City Council at a regular meeting held on February 21, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED MOTOR VEHICLES SALES (AUTOMOBILE REPOSSESSION AGENCY) WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH, EAST AND A PORTION OF THE SOUTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED; TO ALLOW A NINE-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED; AND TO ALLOW ALL SIDES OF THE BUILDING TO NOT BE COHERENTLY DESIGNED AND TREATED WHERE SUCH IS REQUIRED on 1.64 acres on the east side of Pecos Road, approximately 115 feet north of Charleston Boulevard (APN 140-31-401-043), C-M (Commercial/Industrial), C-1 (Limited Commercial), and R-2 (Medium-Low Density Residential) Zones [PROPOSED: C-M (Commercial/Industrial)], Ward 3 (Coffin) [PRJ-72032].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-72183) and Variance (VAR-72234) 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 date stamped 12/05/17, landscape plan date stamped 12/19/17, and building elevations date stamped 11/27/17, except as amended by conditions herein.

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4. A Waiver from Title 19.08 is hereby approved, to allow all sides of the building to not be coherently designed and treated where such is required.
5. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the north property line where eight feet is required.
6. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the east property line where eight feet is required.
7. A Waiver from Title 19.08 is hereby approved, to allow a four-foot wide landscape buffer adjacent to a portion of the south property line where eight feet is required.
8. A Waiver from Title 19.08 is hereby approved, to allow a nine-foot wide landscape buffer adjacent to a portion of the west property line where 15 feet is required.
9. An Exception from Title 19.08 is hereby approved, to allow no trees or shrubs in a portion of the landscape buffer adjacent to the west property line where one, 24-inch box tree with four, five-gallon shrubs for every required tree is required to be planted every 20 linear feet.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Minimum height for *Fouquieria splendens* "Ocotillo" shall be four (4) to five (5) feet.
 - 24-inch box trees shall consist of a single trunk shade tree.
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, if any, on the sidewalk along Charleston Boulevard and Pecos Road 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. 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.
17. Prior to the issuance of any permits, grant a public sewer easement over the existing public sewer manhole located on the southeast corner of this site. Contact the Sanitary Sewer Section of the Department of Public Works for the dimensions of the required easement.
18. If the proposed entry gates are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate; alternatively the gates shall remain open during regular business hours. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way.
19. Submit a License Agreement for landscaping and private improvements in the Pecos Road public right of way, if any, adjacent to this site prior to this 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

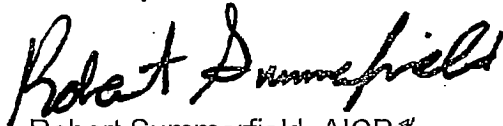
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remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term 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).

20. As appropriate obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the East Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
21. 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 drainageways 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 February 22, 2018.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Justin Zane
1640 Mackland Avenue
Minden, Nevada 89423

Ms. Janna Felipe
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118