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September 6, 2018

Mr. Efrain Arteaga
C & J Prime Investments, Inc.
1806 West Oakey Boulevard
Las Vegas, Nevada 89102

**RE: SDR-73507 [PRJ-73406] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SDR-73508
CITY COUNCIL MEETING OF SEPTEMBER 5, 2018**

Dear Mr. Arteaga:

The City Council at a regular meeting held on September 5, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A 200 SQUARE-FOOT CONTRACTOR'S PLANT, SHOP & STORAGE YARD WITH A WAIVER TO ALLOW A TEN-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED; A ZERO-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE NORTH, SOUTH AND EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED; AND WROUGHT IRON FENCING ALONG THE WESTERN PERIMETER WHERE A SOLID SCREEN WALL IS REQUIRED on 1.40 acres at 2550 and 2560 Highland Drive (APNs 162-09-110-019 and 020), M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-73406].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-73508) 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 date stamped 05/23/18, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the north, south and east property lines.

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5. An Exception from Title 19.08 to allow no landscape islands are trees within the parking lot area is hereby approved.
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. 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:
 - One, 24-inch box shade tree every 20 linear feet with four, 5-gallon shrubs for each required shade tree within the landscape buffer adjacent to Highland drive.
10. Revised elevations shall be submitted to and approved by the Department of Planning prior to the time application is made for a building permit to reflect all sides of a building shall be coherently designed and treated with a consistent level of detailing and finish is required for all sides of a building in compliance with Title 19.08.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate right-of-way for Highland Drive where such does not for a total half-street width of 40 feet prior to the issuance of any permits.
14. Construct all incomplete half-street improvements (sidewalk and streetlights) on Highland Drive per current City of Las Vegas standards adjacent to 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.
15. Remove all unused driveways and correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Highland Drive 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.
16. Any proposed plumbing fixtures shall be connected to the sanitary sewer. No wastewater holding tanks are permitted.
17. 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.
18. Landscape and maintain all unimproved right-of-way 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.
19. Submit a License Agreement for landscaping and private improvements in the Highland Drive right-of-way, if any, 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).

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20. The proposed gate shall remain open during normal business hours.
21. No trees or landscaping over 3 feet tall, and no structures of any kind, are allowed within the existing public sewer easements reserved by documents 900302:00686 and 900302:00687 and shown on Parcel Map Book 122 Page 50. This may require modification to the proposed locations for the trash enclosure, perimeter landscaping along Highland Drive and the gated entry at the north end of the site.
22. 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, 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 September 6, 2018.

Sincerely,



Robert Summerfield, AICP~~z~~
Director
Department of Planning

RTS:PL:clb

cc: Mr. Efrain Arteaga
Arteaga's Concrete
1806 West Oakey Boulevard
Las Vegas, Nevada 89102