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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-73508 [PRJ-73406] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SDR-73507
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 CONCURRENT TEMPORARY CONTRACTOR'S PLANT, SHOP & STORAGE YARD 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-73507) 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, and building elevations date stamped 07/12/18, 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.
5. An Exception from Title 19.08 to allow no landscape islands are trees within the parking lot area.
6. All necessary building permits shall be obtained and final inspections shall be completed within 90 days of final approval in compliance with Title 19 and all codes as required by the Department of Building and Safety for the temporary structure [trailer], fencing and block wall.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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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. 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.
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. Any proposed plumbing fixtures shall be connected to the sanitary sewer. No wastewater holding tanks are permitted.
12. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2018.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

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