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September 6, 2018

Katz Brian R 1999 Trust
9237 White Tail Drive
Las Vegas, Nevada 89134

**RE: ABEYANCE - SDR-73582 [PRJ-73343] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO VAR-73580 AND SUP-73581
CITY COUNCIL MEETING OF SEPTEMBER 5, 2018**

Dear Applicant:

The City Council at a regular meeting held on September 5, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR AN EXISTING COMMERCIAL BUILDING WITH A WAIVER TO ALLOW A SERVICE BAY DOOR TO FACE THE RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED on 0.95 acres at 1825 South Decatur Boulevard (APN 163-01-704-002), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73343].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-73580) and Special Use Permit (SUP-73581) 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, landscape plan, and building elevations, date stamped 06/14/18, except as amended by conditions herein.
4. A Waiver from Title 19.08.040(B)(4)e is hereby approved, to allow a service bay door to face the right-of-way where such is not allowed.
5. 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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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:
 - Please submit a landscape plan which depicts planting materials within the landscape buffer areas which meet Title 19.08.040(F) development standards.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Prior to the issuance of permits, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for the existing bus stop on Decatur Boulevard adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
11. Prior to the issuance of permits, grant Public Pedestrian Access Easements for any public sidewalks not located in the public right-of-way.
12. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Oakey Boulevard and Decatur Boulevard 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. The "pan style" driveways on this site may remain as long as the sidewalk paths along Oakey Boulevard and Decatur Boulevard comply with Americans with Disabilities Act (ADA) guidelines.

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13. 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.

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. Luis Herrera
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North Las Vegas, Nevada 89030

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