



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

September 6, 2018

Mr. Greg Carlson
12124 Los Arroyos Court
Las Vegas, Nevada 89138

**RE: SDR-73614 [PRJ-73509] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-73611, ZON-73612 AND SUP-73613
CITY COUNCIL MEETING OF SEPTEMBER 5, 2018**

Dear Mr. Carlson:

The City Council at a regular meeting held on September 5, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR THE CONVERSION OF AN EXISTING SINGLE-FAMILY RESIDENTIAL DWELLING AND ACCESSORY STRUCTURE (CLASS II) TO A 7,164 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES FACILITY WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE AND A FOUR-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 0.72 acres at 1625 Leonard Lane (APN 138-24-801-031), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 5 (Crear) [PRJ-73509].

This approval is subject to the following conditions:

Planning

1. Approval of a General Plan Amendment (GPA-73611) and Rezoning (ZON-73612) and approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-73613) 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 plans date stamped 07/23/18, landscape plans date stamped 07/23/18 and 07/24/18, and building elevations date stamped 06/07/18 and 07/24/18, except as amended by conditions herein.

4. A Waiver from Title 19.08.040 is hereby approved, to allow a 10-foot landscape buffer along a portion of the north property line, a zero-foot buffer along a portion of the east property line and a three-foot buffer on a portion of the south property line where 15 feet is required.
5. A Waiver from Title 19.08.040 is hereby approved, to allow a zero-foot landscape buffer on a portion of the west property line where eight feet is required.
6. An Exception from Title 19.08.040 is hereby approved, to allow five 24-inch box parking lot trees where nine trees are required.
7. There shall be no ingress or egress from Marietta Avenue.
8. Existing rooftop mechanical units shall be screened in accordance with Title 19.08.040 requirements.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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.
12. Revised elevations for the proposed detached garage shall be submitted to and approved by the Department of Planning prior to the time application is made for a building permit to show exteriors that are aesthetically compatible with the existing buildings on this site and on adjacent properties.
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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Construct all incomplete half-street improvements on Vegas Drive, Leonard Lane and Marietta Avenue 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.
16. All driveways adjacent to this site shall be constructed in accordance with the code requirements of Title 13.56.040 and comply with Americans with Disabilities Act (ADA) guidelines to the satisfaction of the City Engineer concurrent with development of this site. The northern driveway on Leonard Lane and the driveway On Marietta Avenue shall have a minimum width of 24-feet. Alternatively, these driveways shall be one way only driveways.
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. Walls may need to be relocated to meet Site Visibility Restriction Zone (SVRZ) requirements.

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. Joe Alvin Haun, P.E.
Hauntec Engineering
2721 Ironside Drive
Las Vegas, Nevada 89108