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cityoflasvegas
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September 6, 2018

Mr. Jeffrey W. Brown
318 Sahara Venture, LLC
318 Bryan Avenue
Bryan, Texas 77803

**RE: SDR-73865 [PRJ-73689] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2018**

Dear Mr. Brown:

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 PROPOSED 6,345 SQUARE-FOOT COMMERCIAL BUILDING WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER WIDTH ALONG A PORTION OF THE SOUTH PROPERTY LINE AND A FIVE-FOOT LANDSCAPE BUFFER WIDTH ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 0.66 acres at 4980 West Sahara Avenue (APN 163-01-803-014), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73689].

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/02/18, except as amended by conditions herein.
3. A Waiver from Title 19.08.080 is hereby approved, to allow a five-foot landscape buffer width along portions of the north property line, and a zero-foot landscape buffer width along portions of the south property line.
4. 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.

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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.
7. A revised site plan shall be submitted to and approved by the Department of Planning, prior to the time application is made for a building permit to depict handicap accessible parking in conformance with Title 19.08.110 and 19.18.030.
8. The Trash Enclosure shall be constructed in accordance with Title 19.08.040(E)(4)(b).
9. All Mechanical and Electrical equipment shall be screened in accordance with Title 19.08.040(E)(4)(c).
10. 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 tree with four shrubs for every six uncovered parking spaces, plus one tree at the end of each row of parking spaces.
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. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the north prior to the issuance of any permits.

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14. 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 drainage ways 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 September 6, 2018.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. John David Burke, Architect
3471 West Oquendo Road, Suite #301
Las Vegas, Nevada 89118