



**LAS VEGAS
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cityoflasvegas
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June 20, 2019

Mr. Richard Brattan
1801 North Rancho Drive
Las Vegas, Nevada 89106

**RE: SDR-76117 [PRJ-76074] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 19, 2019**

Dear Mr. Brattan:

The City Council at a regular meeting held on June 19, 2019 voted to **APPROVE** a request for a Major Amendment to previously approved Site Development Plan Reviews (SDR-66658) and (SD-0020-97) FOR AN EXISTING BUILDING MAINTENANCE SERVICE AND SALES FACILITY WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A SHARED PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.82 acres at 3808 Melody Lane and 1801 North Rancho Drive (APNs 139-19-704-011 and 012), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76074].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Variance (VAR-66657); and Site Development Plan Reviews (SDR-66658) and (SD-0020-97) shall be required if approved, except where amended herein.
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. A Site Development Plan Review in compliance with Title 19.16.100 development standards must be submitted for future development of the subject site.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 04/09/19, except as amended by conditions herein.
5. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot landscape buffer along a shared property line where eight feet is required.

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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. 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.
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.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 20, 2019.

Sincerely,



Robert Summerfield, AICP 
Director
Department of Planning

RTS:PL:clb

cc: Mr. Richard Brattan
1604 Eaton Drive
Las Vegas, Nevada 89102

Mr. Robert Mercado
Sundance Surveying, Inc.
3832 Valley Drive
North Las Vegas, Nevada 89032