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711 | TTY



cityoflasvegas
lasvegasnevada.gov

July 3, 2019

Mr. Bumaro Enriquez
Best Amigos, LLC
2905 West Washington Avenue
Las Vegas, Nevada 89107

**RE: ABEYANCE ITEM - SDR-76121 [PRJ-76097] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO VAR-76120 AND VAR-76267
CITY COUNCIL MEETING OF JULY 3, 2019**

Dear Mr. Enriquez:

The City Council at a regular meeting held on July 3, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 2,078 SQUARE-FOOT EXPANSION OF AN EXISTING AUTO REPAIR GARAGE, MINOR BUILDING WITH WAIVERS TO ALLOW SERVICE BAY DOORS TO FACE THE RIGHT-OF-WAY AND ZERO-FOOT WIDE LANDSCAPE BUFFERS ADJACENT TO THE NORTH AND WEST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED on 0.59 acres at 2401 North Rancho Drive (APN 139-18-403-002), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76097].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76120) and Variance (VAR-76267) 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 03/26/19, except as amended by conditions herein.
4. A Waiver from Title 19.08.080 is hereby approved, to allow zero-foot landscape buffers along the interior property lines where eight feet is required.
5. A Waiver from Title 19.08.040 is hereby approved, to allow service bay doors to face the public right-of-way where openings to service bay doors are prohibited from facing public rights-of-way.

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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.

Public Works

11. Prior to the issuance of permits, dedicate 5 feet of right-of-way on Rancho Drive adjacent to this site. Additionally, dedication a 30-foot radius along with a Traffic Signal Chord Easement per Standard Drawing 201 at the northwest corner of Rancho Drive and Smoke Ranch Road adjacent to this site. Construction of the ultimate required width is not required at this time. A smaller radius may be approved by the City Engineer.
12. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Rancho Drive and Smoke Ranch Road 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. Driveways closest to the intersection on both Smoke Ranch Road and Rancho Drive shall be closed and replaced with sidewalk and curb/gutter meeting current City standards. 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.

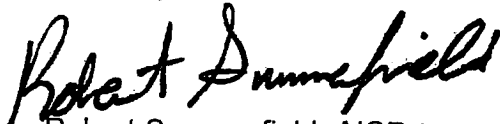
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13. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Rancho Drive Capacity Improvements - Mesquite to Durango" improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
14. Prior to the issuance of permits, coordinate with the Sewer Planning section to verify that this site is connected to the City of Las Vegas sanitary sewer system and abandon any existing septic tank systems in accordance with Southern Nevada Heath District regulations.
15. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Rancho Drive public right-of-way, if any, adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
16. Landscape and maintain all unimproved rights-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.
17. Submit a License Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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The Notice of Final Action was filed with the Las Vegas City Clerk on July 3, 2019.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Miguel Gutierrez
GVS Construction
3978 Keystone Court
Las Vegas, Nevada 89103

Mr. Steve King
GVS Construction
3978 Keystone Court
Las Vegas, Nevada 89103