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cityoflasvegas
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September 5, 2019

Mr. Jorge Cruz Diaz
2321 East Wilson Avenue
Las Vegas, Nevada 89101

**RE: ABEYANCE - SDR-76477 [PRJ-74190] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO ZON-76475 AND SUP-76476
CITY COUNCIL MEETING OF SEPTEMBER 4, 2019**

Dear Mr. Diaz:

The City Council at a regular meeting held on September 4, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR THE PROPOSED 2,053 SQUARE-FOOT EXPANSION OF AN EXISTING 1,050 SQUARE-FOOT BUILDING on 0.57 acres at 400 West Owens Avenue (APN 139-22-403-003), C-1 (Limited Commercial) Zone [PROPOSED: C-2 (General Commercial)], Ward 5 (Crear) [PRJ-74190].

This approval is subject to the following conditions:

Planning

1. Approval of a Rezoning (ZON-76475) and approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76476) shall be required, if approved.
2. The site plan shall indicate a minimum six-foot solid wall adjacent to the residential properties to the north in conformance to Title 19.08.040.
3. 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.
4. All development shall be in conformance with the site plan and landscape plan date stamped 07/11/19 and building elevations date stamped 05/07/19, except as amended by conditions herein.
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 one 24-inch shade tree at the end of each parking row.
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. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. Correct all Americans with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along "D" Street and Owens Avenue 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. 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.
11. The driveway on "D" Street shall be egress only and the driveway width shall be approved by the City Traffic Engineer.
12. Landscape and maintain all unimproved rights-of-way, if any, 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.

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13. 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.
14. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 5, 2019.

Sincerely,



Peter Lowenstein, AICP²
Deputy Planning Director
Department of Planning

PL:clb

cc: Mr. Edgar Montalvo
2209 Tosca Street, Suite #8-101
Las Vegas, Nevada 89128