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December 5, 2019

Mr. Don F. Ahern
DFA, LLC
3773 Howard Hughes Parkway, Suite #500S
Las Vegas, Nevada 89169

**RE: SDR-77371 [PRJ-77061] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-77369, VAC-77370 AND TMP-77372
CITY COUNCIL MEETING OF DECEMBER 4, 2019**

Dear Mr. Ahern:

The City Council at a regular meeting held on December 4, 2019 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED 27,687 SQUARE-FOOT AUTO REPAIR GARAGE (MAJOR) AND AUTO PARTS (ACCESSORY INSTALLATION) FACILITY WITH TWO AUTO DEALER INVENTORY STORAGE BUILDINGS WITH A WAIVER TO NOT PROVIDE A CONSISTENT LEVEL OF DETAILING AND FINISH ON ALL SIDES OF THE BUILDING WHERE SUCH IS REQUIRED on 2.71 acres located on the west side of Rancho Drive, 215 feet north of Red Coach Avenue (APNs 138-02-101-009, 010 and 011), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-77061].

This approval is subject to the following conditions:

Planning

1. Approval of General Plan Amendment (GPA-77369) and approval of and conformance to the Conditions of Approval for Petition to Vacate (VAC-77370) and Tentative Map (TMP-77372) 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 09/11/19, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved to not provide a consistent level of detailing and finish on all sides of the building where such is required.

5. An Exception from Title 19.08 is hereby approved, to allow 23 parking area trees where 26 are required.
6. A six to eight-foot tall screen wall is required adjacent to the western property line in accordance with Title 19.08.
7. A demolition permit shall be obtained to remove the existing Off-Premise Sign [Billboard] located at 4625 North Rancho Drive. The permit shall receive its final inspection prior to the issuance of a building permit for the auto repair garage and accessory installation structures.
8. Security gates adjacent to Red Coach Avenue shall not encroach into the public right-of-way.
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. 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.
12. 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.
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 Rancho Drive adjacent to this site concurrent with onsite development activities. Additionally, correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
16. Prior to the issuance of any permits, coordinate with the Nevada Department of Transportation (NDOT) for the median modifications in Rancho Drive. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
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. Prior to submittal of construction drawings or the recordation of a Map, contact Sanitary Sewer Planning Section of the Department of Public Works (702-229-6541) to determine an acceptable sewer connection point. The Final Map associated with TMP-77372 shall record prior to issuance of permits for sewer connection.
19. 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.
20. 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

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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.

21. The submitted Drainage Plan and Technical Drainage Study (DS5168) must be approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, or the recordation of a Map, whichever may occur first. Provide and improve all drainageways 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 December 5, 2019.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Steve Oliges
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Las Vegas, Nevada 89130

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