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S.✓

June 4, 2020

Ms. Aitien Chau
Lap Investments, LLC
29 Stone Pine Drive
Newport Coast, California 92657

**RE: ABEYANCE – SDR-77943 [PRJ-77713] – SITE DEVELOPMENT
PLAN REVIEW – PUBLIC HEARING
CITY COUNCIL MEETING OF JUNE 3, 2020**

Dear Ms. Chau:

The City Council at a regular meeting held on June 3, 2020 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED 9,750 SQUARE-FOOT PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.22 acres on the north side of Charleston Boulevard approximately 330 feet west of Moonlight Drive (APN 140-31-802-004), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77713].

This approval is subject to the following conditions:

Planning

1. A perimeter wall shall be constructed adjacent to the residential development to the north and shall be a minimum of six feet in height. The perimeter wall shall be stucco finished and painted to match the adjacent perimeter walls for continuity. The perimeter wall shall be permitted and completed within 90 days of final action.
2. A landscape plan shall be submitted to and approved by the Department of Planning, prior to the time application is made for a building permit, to reflect plant material acceptable to Department of Planning and the City of Las Vegas Urban Forester.
3. The onsite landscaping shall be maintained in a healthy and vigorous living condition by way of a third part irrigation company. Failure to maintain the landscaping will result in the property owner replacing dead vegetation with healthy, living plants, and providing irrigation to the landscaping from that point forward. The landscape buffer and associated plant materials are to be installed within 90 days of final action.

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4. All building permits not noted in other conditions, shall be obtained within 90 days of final approval.
5. Wheel stops shall be provided in accordance with Title 19.08.110.
6. Two handicap parking spaces shall be provided on site. One of the two handicap parking spaces shall be a side-loading wheelchair lift parking space.
7. 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.
8. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/02/20, except as amended by conditions herein.
9. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer where eight feet is required adjacent to the northern property line.
10. A Waiver from Title 19.08 is hereby approved, to allow zero-foot wide landscape buffer where eight feet is required adjacent to the eastern property line.
11. A Waiver from Title 19.08 is hereby approved, to allow an eight (8) foot wide landscape buffer where 15 feet is required adjacent to the southern property line.
12. A Waiver from Title 19.08 is hereby approved, to allow zero-foot wide landscape buffer where eight feet is required adjacent to the western property line.
13. An Exception from Title 19.08 is hereby approved, to allow zero trees in the parking lot area where five are required.
14. 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.
15. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. The sidewalk along Charleston Boulevard adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
18. 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.
19. Submit a License Agreement for landscaping and private improvements in public rights-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
20. 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, 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 June 4, 2020.

Sincerely,



Robert Summerfield, AICP-~~2~~
Director
Department of Planning

RTS:PL:clb