



**LAS VEGAS
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April 14, 2021

Mr. Emil Khalili
Highland Industrial Park, LLC
2500 West Sahara Avenue, Suite #211
Las Vegas, Nevada 89102

**RE: 21-0080-VAR1 AND 21-0080-SDR1
PLANNING COMMISSION MEETING OF APRIL 13, 2021**

Dear Mr. Khalili:

The Planning Commission at a regular meeting held on **April 13, 2021** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 8.16 acres at 2901 Highland Drive (APNs Multiple), M (Industrial) Zone, Ward 1 (Knudsen).

- **21-0080-VAR1** - VARIANCE - TO ALLOW A ONE-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED.
- **21-0080-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 5,745 SQUARE-FOOT BUILDING EXPANSION TO AN EXISTING INDUSTRIAL PARK DEVELOPMENT WITH WAIVERS OF TITLE 19 PERIMETER LANDSCAPE BUFFER REQUIREMENTS.

21-0080-VAR1 approval is subject to the following conditions:

Planning

1. Approval of and conformance to Site Development Plan Review (21-0080-SDR1) 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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mr. Emil Khalili
Highland Industrial Park, LLC
21-0080-VAR1 AND 21-0080-SDR1
Page Two
April 14, 2021

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0080-SDR1 approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0080-VAR1) 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 02/18/21, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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, which 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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Mr. Emil Khalili
Highland Industrial Park, LLC
21-0080-VAR1 AND 21-0080-SDR1
Page Three
April 14, 2021

Public Works

9. The two driveways providing access to this site (Red Oaks Avenue and Edna Avenue) 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.
10. 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.

This item will be considered by the City Council on May 19, 2021. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:clb

cc: Ms. Hailey Shinton
ACG Design
4310 Cameron Street, Suite #12-A
Las Vegas, Nevada 89103