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February 12, 2014

Mr. Aaron Hansen
Mary Bartsas 13, LLC
601 Rancho Drive, Suite C23
Las Vegas, Nevada 89106

**RE: ABEYANCE - SDR-50840 [PRJ-50625] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-50841 AND VAR-50842
PLANNING COMMISSION MEETING OF FEBRUARY 11, 2014**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 12,400 SQUARE-FOOT COMMERCIAL DEVELOPMENT AND 1,880 SQUARE-FOOT OUTSIDE STORAGE AREA WITH A WAIVER TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH, SOUTH, AND WEST INTERIOR PROPERTY LINES WHERE AN EIGHT-FOOT WIDE LANDSCAPE BUFFER IS REQUIRED on 1 acre at the northwest corner of Rancho Drive and Michael Way (APN 138-12-301-016), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-50625], was considered by the Planning Commission on February 11, 2014.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-50841) and Variance (VAR-50842) 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. The applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation prior to the issuance of any building permits.
4. All development shall be in conformance with the combined site and landscape plan and building elevations date stamped 02/03/14, and the materials board and floor plan, date stamped 08/22/13, except as amended by conditions herein.
5. A Waiver from Title 19.08.080 is hereby approved, to allow a zero-foot buffer along the north, south, and west property lines where eight feet is required.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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6. An Exception from Title 19.08.110 is hereby approved, to allow no parking lot trees islands at the ends of parking rows where a total of five 24-inch box shade trees are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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 the specifying of tree species and the inclusion of four 5-gallon shrubs per tree.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

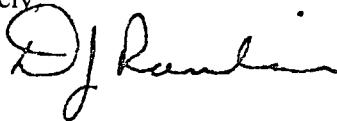
12. Construct all incomplete half-street improvements (sidewalk) adjacent to this site, and remove all existing substandard street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards as required by the Department of Public Works.
13. Connect to the public sewer line in Michael Way. Alternatively, coordinate sewer connection requirements on Rancho Drive with the Sanitary Sewer Section of the Department of Public Works prior to connecting to the public sewer line in Rancho Drive.
14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
15. 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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16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site. Fire Department access shall be maintained at all times per Fire Department Standards.
17. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, 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.

This item will be considered by the City Council on March 19, 2014, at 1:00 P.M. in 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,



Doug Rankin, AICP
Planning Manager
Case Planning Division

DR:nl

cc:

Mr. Frank Veilleux
V&V Tack and Feed
3696 North Rancho Drive
Las Vegas, Nevada 89130

Chi-Ying Seto
Zone Engineering
4550 West Oakey Boulevard, Suite #102
Las Vegas, Nevada 89102