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CITY MANAGER

October 14, 2015

Mr. Cory Nelson
Southern Nevada Sightless Inv.
1001 N. Bruce Street
Las Vegas, Nevada 89101

**RE: SDR-60891 [PRJ-60630] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-61367
PLANNING COMMISSION MEETING OF OCTOBER 13, 2015**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 26,536 SQUARE-FOOT WAREHOUSE, OFFICE AND BANQUET FACILITY WITH A WAIVER TO ALLOW A TEN-FOOT LANDSCAPE BUFFER ON A PORTION OF THE NORTH AND EAST PERIMETERS WHERE FIFTEEN FEET IS THE MINIMUM REQUIRED on 3.00 acres located at 997 North Bruce Street and 1600 Gragson Avenue (APNs 139-26-201-010 and 011), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-60630], was considered by the Planning Commission on October 13, 2015.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. 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.
2. All development shall be in conformance with the building elevations, date stamped 09/15/15, and site plan and landscape plan, date stamped 09/22/15, except as amended by conditions herein.
3. A Waiver is hereby approved to allow a 10-foot landscape buffer along the east and a portion of the north perimeters, where 15 feet is required.
4. An Exception is hereby approved to allow no parking lot landscaping, where a landscape island is required for every six uncovered parking spaces and a tree placed at the end of each row.
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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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LAS VEGAS, NEVADA 89106

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/city of las vegas

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Grant a 5-foot Pedestrian Access Easement on Bruce Street adjacent to this site prior to the issuance of permits for this site.
12. 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. 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.
13. Gates for this site shall remain open during business hours.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
15. All private improvements and landscaping 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.

16. 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 action by the Planning Commission on **October 13, 2015** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 26, 2015**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Manager
Case Planning Division

PL:nl

cc:

Mr. Dan Ballard, AIA
ethos three Architecture
8985 S. Eastern Avenue, Ste. 220
Las Vegas, Nevada 89123