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/city of las vegas

January 13, 2016

GRBSGG LLC
1348 Enchanted River Drive
Henderson, Nevada 89012

**RE: SDR-62217 [PRJ-61682] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-62212, ZON-62213, VAR-62590, SUP-62214 AND SUP-
62215
PLANNING COMMISSION MEETING OF JANUARY 12, 2016**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 52,563 SQUARE-FOOT MOTOR VEHICLE SALES (USED) USE WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 15.05 acres at the northeast corner of Rancho Drive and Lone Mountain Road (APN 125-35-401-003 through -007), C-1 (Limited Commercial) and C-2 (General Commercial) [PROPOSED: C-2 (General Commercial) Zone], Ward 4 (Anthony) [PRJ-61682], was considered by the Planning Commission on January 12, 2016.

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

Planning

1. Provide a 20-foot wide landscape buffer along the northern property line with trees spaced fifteen (15) feet on center. A proper tree species shall be specified to accommodate the tree spacing requirement and eliminate any future landscape material conflicts.
2. The fuel dispenser to be located no closer than eighty (80) feet from the northern property line.
3. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-62212), Rezoning (ZON-62213), Special Use Permit (SUP-62214) and Special Use Permit (SUP-62215) shall be required, if approved.
4. 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.
5. All development shall be in conformance with the site plan date stamped 12/16/15, landscape plan date stamped 12/22/15, building elevations date stamped 11/19/15, except as amended by conditions herein.

6. A Waiver from Title 19.08 is hereby approved, to not orient the building to the corner where such is required.
7. An Exception from 19.08 is hereby approved, to allow no interior parking-lot landscaping within the southwestern parking lot and shrubs in place of required 24" box trees in the western landscape buffer adjacent to the southwestern parking lot, which will be utilized as a vehicle storage lot.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

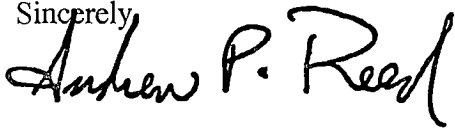
14. A Variance, such as VAR-62590 shall be approved to eliminate the requirement for private street improvements on Serene Drive. If denied, construct private street improvements including a cul-de-sac concurrent with development of this site.

15. Prior to issuance of permits for this site, grant a 10-foot Multi-Use Transportation Trail Easement where such does not exist along Rancho Drive frontage of this site.
16. 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. Construct half-street improvements as shown on the submitted Site Plan on Rancho Drive and Lone Mountain Road adjacent to this site concurrent with onsite development activities. The Multi-Use Transportation Trail proposed within the existing Rancho Drive public right-of-way shall conform to Exhibit 2 of the Master Trails Element.
17. Grant a 20-foot Public Sewer Easement along the east Serene Drive property line and extend the existing sewer 200 feet north in Serene Drive. No trees 3-feet or taller shall be allowed in the Public Sewer Easement.
18. 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.
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 an Encroachment Agreement to the City of Las Vegas for all landscaping and private improvements in the Lone Mountain Road public right-of-way adjacent to 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 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 Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
21. 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.

22. All delivery vehicles shall maneuver for loading and unloading on site; there shall be no parking, loading or unloading of vehicles within the Rancho Drive and Lone Mountain Road public rights-of way. Additionally, although not public right-of-way, the same condition applies to Serene Drive.
23. Vehicles shall neither be displayed nor stored within the public rights-of-way adjacent to this site.
24. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
25. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Rancho CIP" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
26. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
27. 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 **February 17, 2016**, 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,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is fluid and cursive, with the first name "Andrew" and last name "Reed" clearly legible.

Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

cc:

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