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May 13, 2015

Mr. Bill Fink  
Senior Nevada Benefit Group, LP  
2360 Corporate Circle, Suite #400  
Henderson, Nevada 89074

**RE: SDR-58540 [PRJ-57899] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO SUP-58539  
PLANNING COMMISSION MEETING OF MAY 12, 2015**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED MOTOR VEHICLE SALES (USED) USE WITH WAIVERS TO ALLOW A SEVEN-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST PROPERTY LINE AND A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED ADJACENT TO RIGHT-OF-WAY on 0.42 acres at 2600 Fremont Street (APN 162-01-103-001), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-57899], was considered by the Planning Commission on May 12, 2015.

The Planning Commission voted to **APPROVE** of 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 site plan and landscape plan dated stamped 04/08/15; and building elevations date stamped 03/25/15, except as amended by conditions herein.
3. A Waiver from Title 19.08.080 is hereby approved, to allow a ten-foot wide landscape buffer along a portion of the east property line with the exception of one spot which is seven-feet wide and a five-foot wide landscape buffer along a portion of the west property line where 15 feet is required adjacent to right-of-way.
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.

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CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
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/city of las vegas

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, 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.
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.

#### Public Works

9. Prior to the issuance of any building permits, dedicate a radius at the intersection of Fremont Street and Atlantic Street to the satisfaction of the City of Las Vegas Traffic Engineer, matching as closely as possible to the existing back of sidewalk location.
10. In accordance with code requirements of Title 13.56, remove all unused driveways and substandard offsite improvements 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.
11. Concurrent with development of this site, connect the proposed building to the existing public sewer line in Atlantic Street.
12. Driveways must remain open during business hours.
13. 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.

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14. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Atlantic Street public right-of-way prior to this issuance of permits for these improvements. 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term 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).
15. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Fremont Street public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction. If NDOT does not approve of the proposed driveway location, the site shall be redesigned to accommodate NDOT requirements.
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.
17. 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.

This action by the Planning Commission on **May 12, 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 **May 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 Section Manager  
Case Planning Division

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cc:

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