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CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

October 22, 2020

Mr. Brent Bell
Bell Real Estate, LLC
1900 Industrial Road
Las Vegas, Nevada 89102

**RE: 20-0036-SUP1, 20-0036-SUP2 AND 20-0036-SDR1
CITY COUNCIL MEETING OF OCTOBER 21, 2020**

Dear Mr. Bell:

The City Council at a regular meeting held on **October 21, 2020** voted to **APPROVE** your request for the following Land Use Entitlement project requests on 0.81 acres at 1601 Industrial Road (APN 162-04-609-002), M (Industrial) Zone, Ward 3 (Diaz).

20-0036-SUP1 - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE.

20-0036-SUP2 - FOR A PROPOSED 4,022 SQUARE-FOOT BEER/WINE/COOLER OFF-SALE ESTABLISHMENT USE.

20-0036-SDR1 - FOR A PROPOSED 4,022 SQUARE-FOOT CONVENIENCE STORE AND 1,591 SQUARE-FOOT CAR WASH WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS.

20-0036-SUP1 approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0036-SUP2) and Site Development Plan Review (20-0036-SDR1) shall be required.
3. 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.

22-0430
09/02/2022

Mr. Brent Bell
Bell Real Estate, LLC
20-0036-SUP1, 20-0036-SUP2 and 20-0036-SDR1
Page Two
October 22, 2020

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, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0036-SUP2 approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Beer/Wine/Cooler Off-Sale Establishment use.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0036-SUP1) and Site Development Plan Review (20-0036-SDR1) shall be required.
3. 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.
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, as well as submitted as part of any business license application.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.

22-0430
08/02/2022

Mr. Brent Bell
Bell Real Estate, LLC
20-0036-SUP1, 20-0036-SUP2 and 20-0036-SDR1
Page Three
October 22, 2020

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0036-SDR1 approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (20-0036-SUP1) and Special Use Permit (20-0036-SUP2) 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 date stamped 07/23/20; landscape plan date stamped 07/15/20 and building elevations date stamped 08/24/20, except as amended by conditions herein.
4. A Waiver from Appendix F Interim Downtown Las Vegas setback development standards is hereby approved, to allow the proposed structure to align with zero percent of the front and corner yard property line where 70 percent is the minimum allowed.
5. All utility or mechanical equipment shall comply with the provisions of the Appendix F Interim Downtown Las Vegas – Area 1 development standards, unless approved by a separate Waiver.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

22-0430
08/02/2022

Mr. Brent Bell
Bell Real Estate, LLC
20-0036-SUP1, 20-0036-SUP2 and 20-0036-SDR1
Page Four
October 22, 2020

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. Concurrent with development, construct all incomplete half street improvements on Industrial Road adjacent to this site. Additionally, the sidewalk along Industrial Road adjacent to this site 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, if any, needed to complete this requirement. 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.
12. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Wyoming Avenue project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
13. 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.

22-0430
08/02/2022

Mr. Brent Bell
Bell Real Estate, LLC
20-0036-SUP1, 20-0036-SUP2 and 20-0036-SDR1
Page Five
October 22, 2020

14. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Masterplan Standards (Title 19 Appendix F) for all improvements not required to be constructed at this time in accordance with Appendix F Table 11. Such Covenant Running with Land agreement shall record prior to the issuance of any permits.
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.
16. Submit a License Agreement for landscaping and private improvements in the public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 within the public right-of-way at the applicant's expense pursuant to the terms of the City's License 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
17. 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. The Traffic Impact Analysis shall include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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.

22-0430
08/02/2022

Mr. Brent Bell
Bell Real Estate, LLC
20-0036-SUP1, 20-0036-SUP2 and 20-0036-SDR1
Page Six
October 22, 2020

18. 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 or the issuance of any building or grading permits for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 22, 2020.

Sincerely,



Robert Summerfield, AICP^{PL}
Director
Department of Planning

RTS:PL:clb

cc: Mr. Bob Laszcik
Terrible Herbst
5195 South Las Vegas Boulevard
Las Vegas, Nevada 89119

Ms. Gemie Knisely
GK3 Architecture
2111 Edgewood Avenue
Las Vegas, Nevada 89102

22-0430
08/02/2022