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November 19, 2020

Mr. Bret Jutter
Juan's, LLC
5412 Painted Lakes Way
Las Vegas, Nevada 89149

**RE: 20-0132-GPA1 AND 20-0132-SDR1
CITY COUNCIL MEETING OF NOVEMBER 18, 2020**

Dear Mr. Jutter:

The City Council at a regular meeting held on **November 18, 2020** voted to **APPROVE** the following Land Use Entitlement project requests on 0.56 acres at 3800 Leon Avenue (APN 138-12-110-051), Ward 5 (Crear).

20-0132-GPA1 - FROM: SC (SERVICE COMMERCIAL) TO: GC (GENERAL COMMERCIAL).

20-0132-SDR1 - FOR A PROPOSED 2,030 SQUARE-FOOT BUILDING MAINTENANCE SERVICE AND SALES DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS, TO NOT TREAT ALL SIDES OF THE BUILDING COHERENTLY AND NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED.

20-0132-GPA1 approval is subject to no conditions:

20-0132-SDR1 approval is subject to the following conditions:

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.

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2. All development shall be in conformance with the site and landscape plan date stamped 09/29/20, and building elevations date stamped 08/17/20, except as amended by conditions herein.
3. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the north property line where eight feet is required.
4. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to the west property line where eight feet is required.
5. A Waiver from Title 19.08 is hereby approved, to allow a 10-foot wide landscape buffer adjacent to the east property line where 15 feet is required.
6. A Waiver from Title 19.08 is hereby approved, to allow a 10-foot wide landscape buffer adjacent to the south property line where 15 feet is required.
7. A Waiver from Title 19.08 is hereby approved, to allow the south façade to not be coherently designed and treated.
8. An Exception from Title 19.08 is hereby approved, to allow zero parking lot trees where one landscape island with a shade tree is required at the end of each row of parking.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
12. 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, which 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Concurrent with development, construct all half street improvements meeting current City Standards, including appropriate transition paving, on Leon Avenue and Duncan Drive. 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.
16. Upon development, this site shall connect to the public sewer system.

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17. 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.
18. This site is in a Federal Emergency Management (FEMA) Area "A" flood zone. 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. Clark County Regional Flood Control concurrence will also be required. Additionally, a Conditional Letter of Map Revision (CLOMR) must be submitted to and approved by FEMA and a Letter of Map Revision (LOMR) from FEMA is required prior to the issuance of any permits.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 19, 2020.

Sincerely,



Peter Lowenstein, AICP[®]
Deputy Planning Director
Department of Planning

PL:clb

cc: Mr. Bret Jutter
Cacti Landscapes, Inc.
5412 Painted Lakes Way
Las Vegas, Nevada 89149

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