



**LAS VEGAS
CITY COUNCIL**

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January 21, 2021

Mr. Marlon Johnson
4780 West Ann Road, Suite #5-432
Las Vegas, Nevada 89131

**RE: 20-0142-GPA1, 20-0142-ZON1, 20-0142-VAR1, 20-0142-VAR2 AND
20-0142-SDR1
CITY COUNCIL MEETING OF JANUARY 20, 2021**

Dear Mr. Johnson:

The City Council at a regular meeting held on **January 20, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 0.92 acres at southwest corner of Mountain Trail and Sunset Drive (APNs 139-19-812-038 and 039), Ward 5 (Crear).

- **20-0142-GPA1** - FROM: R (RURAL DENSITY RESIDENTIAL) TO: LI/R (LIGHT INDUSTRY/RESEARCH).
- **20-0142-ZON1** - FROM: R-E (RESIDENCE ESTATES) AND U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) GENERAL PLAN DESIGNATION] TO: M (INDUSTRIAL).
- **20-0142-VAR1** - TO ALLOW AN EIGHT-FOOT FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED.
- **20-0142-VAR2** - TO ALLOW NO OFFSITE IMPROVEMENTS (CURB, SIDEWALKS, GUTTERS) WHERE SUCH ARE REQUIRED.
- **20-0142-SDR1** - FOR A PROPOSED HEAVY MACHINERY AND EQUIPMENT STORAGE DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPING DEVELOPMENT STANDARDS.

20-0142-GPA1 approval is subject to no conditions:

20-0142-ZON1 approval is subject to no conditions:

20-0142-VAR2 was WITHDRAWN WITHOUT PREJUDICE.

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20-0142-VAR1 approval is subject to the following conditions:

Planning

1. Approval of a General Plan Amendment (20-0142-GPA1) and Rezoning (20-0142-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (20-0142-SDR1) 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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

20-0142-SDR1 approval is subject to the following conditions:

Planning

1. Ingress and Egress to Mountain Trail shall be prohibited. Traffic to and from the business shall be from Sunset Drive by way of Rancho Drive.
2. Approval of a General Plan Amendment (20-0142-GPA1) and Rezoning (20-0142-ZON1) and conformance to the conditions for Variance (20-0142-VAR1) shall be required, if approved.
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.

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4. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 12/01/20, except as amended by conditions herein.
5. A Waiver from Title 19.08.100 is hereby approved, to allow no perimeter landscaping where 15 feet is required adjacent to a portion of the right of way. Perimeter landscaping adjacent to the existing Building shall be required.
6. An Exception from Title 19.08.110 is hereby approved, to allow zero interior parking lot trees where three trees are required.
7. An Exception from Title 19.08.040 to allow a reduced number of trees shall be reviewed and approved by the Department of Planning prior to or at the same time application for a building permit is submitted to the Department of Building & Safety.
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. 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.

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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. Unless otherwise allowed by Variance (20-0142-VAR2), construct all incomplete half-street improvements on Mountain Trail and Sunset Drive to meet City standards including transition paving concurrent with on-site development activities. 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. Construct public sewer to this site from Rancho Drive or Vegas Drive at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works. Abandon the existing temporary individual sewage disposal septic system prior to connection to the public sewer.
17. Landscape and maintain all unimproved right-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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18. Submit a License Agreement for landscaping and private improvements in the Mountain Trail and Sunset Drive public right-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 (702-229-4836).
19. 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.

The Las Vegas City Council requires that you or your representative be present at this meeting.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Nathan Taylor
Taylor Consulting Group, Inc.
8414 West Farm Road, Suite #180
Las Vegas, Nevada 89131

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