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February 15, 2022

Francisco Franco
Kimley Horn & Associates
1100 Town and Country Road
Orange, California 92868

**RE: 21-0799-SDR1 – SITE DEVELOPMENT REVIEW
ADMINISTRATIVE CYCLE – FEBRUARY 2022**

Dear Applicant:

Your Land Use Entitlement request FOR A MINOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0076-98(1)] FOR THE PROPOSED EXPANSION OF THE EXISTING FUEL PUMPS AND CANOPY on 11.72 acres at 8080 West Tropical Parkway (APN 125-28-210-001), T-C (Town Center) Zone, Ward 6 (Fiore).

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review ((Z-0076-98(1)) and Special Use Permit (U-0135-00) 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, landscape plan, and building elevations, date stamped 12/23/21, except as amended by conditions herein.
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.

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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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the 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 the 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. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Department of Planning staff on **February 15, 2022** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Eric McCammond
Senior Management Analyst
Department of Planning

EM:ew