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cityoflasvegas  
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April 13, 2022

Mr. Richard Gordon  
Grand Canyon Village, LLC  
10655 Park Run Drive, Ste. 160  
Las Vegas, Nevada 89144

**RE: 22-0121-SUP1 AND 22-0121-SDR1  
PLANNING COMMISSION MEETING OF APRIL 12, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 12, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 11.98 acres at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive (APN 125-07-611-001), P-D (Planned Development) Zone [CC (Community Commercial) Grand Canyon Village Special Land Use Designation], Ward 6 (Fiore).

**22-0121-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,600 SQUARE-FOOT LIQUOR SALES USE**

**22-0121-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (20-0257-SDR1) FOR THE RE-CONFIGURATION OF AN APPROVED SHOPPING CENTER AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS**

This approval is subject to the following conditions:

**22-0121-SUP1 CONDITIONS**

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0121-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, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. The use shall conform to, and is subject to, the provisions of LVMC Chapters 6.40 and 6.50.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

### **22-0121-SDR1 CONDITIONS**

#### Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (20-0257-SDR1), except as amended herein.
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 landscape plan date stamped 02/25/22; and site plan and building elevations, date stamped 03/17/22, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a portion of the north perimeter landscape buffer to be reduced to five feet in width where 10 feet was previously approved.
5. 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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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. Upon approval of Tentative Map (200257-TMP1), the subject site will share a property line with property to the north that is zoned R-4 (High Density Residential) and intended for residential use. 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 (brown) per the Grand Canyon Village Master Development Plan and Design Standards 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.
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, 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - Landscape materials shall be in compliance with the Grand Canyon Village Master Development Plan and Design Standards, Appendix B Grand Canyon Village Palette.
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. Prior to issuance of any final building permits on this site, construction drawings for L21-00992 shall be revised to correct the traffic striping of the north bound approach at south leg of Grand Canyon Drive and West Skye Canyon Park Drive.

12. All drive-through queuing shall be maintained on-site; queues are not permitted to extend into the public rights-of-way.
13. 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 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.
14. Comply with applicable conditions of approval for 20-0257-SDR1 and any other site related actions.

This action by the Planning Commission on **April 12, 2022** 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 <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **April 25, 2022**. 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,



Eric McCammond  
Senior Management Analyst  
Case Planning Division

EM:nl

cc:

Ms. Jennifer Lazovich  
Kaempfer Crowell  
1980 Festival Plaza Drive, Ste. 650  
Las Vegas, Nevada 89135