



**LAS VEGAS  
CITY COUNCIL**

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cityoflasvegas  
lasvegasnevada.gov

November 16 2022

Umer Malik  
11510 Mystic Rose Court  
Las Vegas, Nevada 89138

**RE: 22-0417-GPA1, 22-0417-ZON1, 22-0417-SUP1, 22-0417-SUP2, 22-0417-SUP3, AND 22-0417-SDR1  
PLANNING COMMISSION MEETING OF NOVEMBER 15, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *November 15, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on a portion of 28.43 acres at the southeast corner of Centennial Parkway and Shaumber Road (APN 126-25-201-013), Ward 4 (Anthony)

**22-0417-GPA1** - GENERAL PLAN AMENDMENT - FROM: PCG (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)

**22-0417-ZON1** - REZONING - FROM: U (UNDEVELOPED) ZONE [PCG (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)

**22-0417-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER AND WINE USE

**22-0417-SUP2** - SPECIAL USE PERMIT - FOR A PROPOSED 4,000 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED (1 TO 5 MACHINES) USE

**22-0417-SUP3** - SPECIAL USE PERMIT - FOR A PROPOSED CAR WASH, FULL SERVICE OR AUTO DETAILING USE

**22-0417-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 4,000 SQUARE-FOOT CONVENIENCE STORE WITH 1,400 SQUARE-FOOT FULL SERVICE CAR WASH AND 10,000 SQUARE-FOOT OFFICE/RETAIL SHELL BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDINGS TO THE CORNER WHERE SUCH IS REQUIRED

This approval is subject to the following conditions:

**22-0417-GPA1 and 22-0417-ZON1 are approved with no conditions.**

**22-0417-SUP1 Conditions:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, Off-Premise Beer/Wine use.
2. Approval of General Plan Amendment (22-0417-GPA1), Rezoning (22-0417-ZON1) and approval and conformance to the Conditions of Approval for Special Use Permit (22-0417-SUP2), Special Use Permit (22-0417-SUP3) and Site Development Plan Review (22-0417-SDR1) 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.
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.
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.

**22-0417-SUP2 Conditions:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Gaming Establishment, Restricted (1 to 5 Machines) use.
2. Approval of General Plan Amendment (22-0417-GPA1), Rezoning (22-0417-ZON1) and approval and conformance to the Conditions of Approval for Special Use Permit (22-0417-SUP1), Special Use Permit (22-0417-SUP3) and Site Development Plan Review (22-0417-SDR1) 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.
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.

**22-0417-SUP3 Conditions:**

**Planning**

1. The automated car wash hours of operation shall be limited to 6AM to 9PM daily.
2. Provide noise attenuation measures in relation to the carwash.
3. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Car Wash, Full Service or Auto Detailing use.
4. Approval of General Plan Amendment (22-0417-GPA1), Rezoning (22-0417-ZON1) and approval and conformance to the Conditions of Approval for Special Use Permit (22-0417-SUP1), Special Use Permit (22-0417-SUP2) and Site Development Plan Review (22-0417-SDR1) shall be required, if approved.
5. 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.
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, as well as submitted as part of any business license application.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0417-SDR1 Conditions:

Planning

1. The site shall be limited to a maximum of six fuel dispensing pumps. A revised site plan shall be submitted for review and approval to the Department of Community Development depicting maximum of six fuel dispensing pumps prior to or at the same time application is made for a building permit.
2. Exterior lighting shall be in conformance with Title 19.08 to mitigate light pollution.
3. A Master Sign Plan shall be required for the subject site.
4. Ingress and egress from Centennial Parkway shall be limited to right-in / right-out movements only.
5. The developer shall install 36-inch box trees instead of 24-inch box trees within the perimeter landscape buffers.
6. Approval of a of a General Plan Amendment (22-0417-GPA1) and Rezoning (22-0417-ZON1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0417-SUP1), Special Use Permit (22-0417-SUP2) and Special Use Permit (22-0417-SUP3) shall be required, if approved.
7. 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.
8. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/19/22, except as amended by conditions herein.
9. A Waiver from 19.08.080 is hereby approved, to allow an eight-foot landscape buffer on the western perimeter and zero-foot landscape buffer on the eastern perimeter of the site where 15 feet is required.
10. An Exception from Title 19.08 is hereby approved, to allow 52, 36-inch box trees where 66 trees are required within the perimeter landscape buffers.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

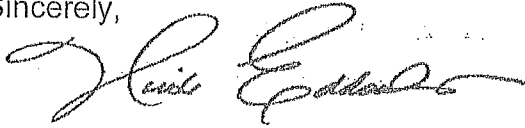
13. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
14. 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.
15. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

17. Dedicate the appropriate right-of-way to match the City's Bureau of Land Management Grant (N-78524 & N-90154/A) for Shaumber Road prior to the issuance of permits. Additionally dedicate appropriate additional right-of-way for right turn lanes into driveways, and grant easements for traffic appurtenances as required in the approved Traffic Impact Analysis.
18. Construct all incomplete half street improvements on Shaumber Road, a bus turnout/deceleration lane on Centennial Parkway, and any additional right turn lanes for driveways adjacent to this site concurrent with development of this site as required by the approved Traffic Impact Analysis.
19. Prior to the submittal of construction drawings for this site coordinate the public Sewer Connection at a size, depth, and location acceptable to the Public Works Sanitary Sewer Engineering Section of the Department of Public Works.
20. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
21. 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.

This item will be considered by the City Council on December 21, 2022. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Elisha Scrogum  
Taney Engineering  
6030 South Jones Boulevard  
Las Vegas, Nevada 89118