



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas
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June 22, 2022

Mr. Bill Mason
FEM, LLC
8804 Spanish Ridge Ave., Ste. 100
Las Vegas, Nevada 89148

**RE: 21-0841-SUP1, 21-0841-SUP2 AND 21-0841-SDR1
PLANNING COMMISSION MEETING OF JUNE 21, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 21, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on a portion of 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-005, 008 and 009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0841-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 5,200 SQUARE-FOOT ALCOHOL, OFF-PREMISE BEER/WINE USE

21-0841-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 5,200 SQUARE-FOOT GAMING ESTABLISHMENT, RESTRICTED USE (1 TO 5 MACHINES)

21-0841-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A FOR PROPOSED 5,200 SQUARE-FOOT CONVENIENCE STORE BUILDING WITH FUEL PUMPS AND CANOPY

This approval is subject to the following conditions:

21-0841-SUP1 AMENDED CONDITIONS

Planning

1. Single sales of beer and coolers shall be prohibited.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, Off-Premise Beer/Wine use.
3. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0841-SUP2) and Site Development Plan Review (21-0841-SDR1) shall be required, if approved.
4. Conformance to the approved conditions for Special Use Permit (21-0009-SUP1), Site Development Plan Review (21-0009-SDR1) and Site Development Plan Review (21-0335-SDR1).

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. Approval of this Special Use Permit does not constitute approval of a liquor license.
9. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
10. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0841-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 and conformance to the Conditions of Approval for Special Use Permit (21-0841-SUP1) and Site Development Plan Review (21-0841-SDR1) shall be required, if approved.
3. Conformance to the approved conditions for Special Use Permit (21-0009-SUP1), Site Development Plan Review (21-0009-SDR1) and Site Development Plan Review (21-0335-SDR1).
4. 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.
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, as well as submitted as part of any business license application.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0841-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0841-SUP1) and Special Use Permit (21-0841-SUP1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Special Use Permit (21-0009-SUP1), Site Development Plan Review (21-0009-SDR1) and Site Development Plan Review (21-0335-SDR1) shall be required, except where amended herein.
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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/25/22, except as amended by conditions herein.
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. 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: Within the perimeter landscape buffer 24-inch box trees must be placed 20 feet off center with four shrubs pursuant to approved Site Development Plan Review (21-0009-SDR1).

8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.
11. Grant any Pedestrian Access Easement needed to complete this requirement. The approval of project L21-01477 will satisfy this condition.
12. The final geometric design of the driveway on Maryland Parkway driveway shall meet the approval of the City Traffic Engineer.
13. 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.
14. 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.

This action by the Planning Commission on **June 21, 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 **July 5, 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,

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:nl

cc:

Mr. Lee Williams
Circle K Stores Inc.
1120 W. Warner Road
Tempe, AZ 85284

Ms. Jodi Hamill
Land Development Consultants, LLC
11811 N. Tatum Blvd., Ste. 1051
Phoenix, AZ 85028