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March 15, 2023

Sunrise Mountainview Hospital Inc
6540 North Hualapai Way
Las Vegas, Nevada 89149

**RE: 22-0717 [SUP1, VAC1 AND SDR1]
PLANNING COMMISSION MEETING OF MARCH 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 14, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 2.02 acres at 6540 North Hualapai Way (APN 125-19-401-002), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske)

22-0717-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,000 GALLON LIQUEFIED PETROLEUM GAS INSTALLATION (OVER 288 GALLONS) USE

22-0717-VAC1 - VACATION - TO VACATE EXISTING U.S. GOVERNMENT PATENT EASEMENTS GENERALLY LOCATED ON THE EAST SIDE OF HUALAPAI WAY, APPROXIMATELY 690 FEET NORTH OF CENTENNIAL PARKWAY

22-0717-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 10,840 SQUARE-FOOT CLINIC DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND BUILDING ORIENTATION

This approval is subject to the following conditions:

22-0717-SUP1 Conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Liquefied Petroleum Gas Installation (Over 288 Gallons) use.
2. Approval of and conformance to the Conditions of Approval for Petition of Vacation (22-0717-VAC1) and Site Development Plan Review (22-0717-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 Building and Safety Division.
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.

22-0717-VAC1 Conditions:

Planning

1. The limits of this Petition of Vacation shall be the U.S. Government Patent Easements generally located on the 33 feet of the east side and 3 feet on the south side of Assessor Parcel Number 125-19-401-002.
2. This Order of Vacation shall record immediately prior to and concurrent with the issuance of a building permit.
3. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the recordation of the Order of Vacation for this application. Appropriate drainage easements shall be reserved if recommended by the approved Drainage Plan/Study. The drainage study required by 22-0717-SDR1 may be used to satisfy this requirement provided that it addresses the area to be vacated.
4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, the conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. Also, if applicable, a five foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way being vacated shall be retained.

6. If the Order of Relinquishment of Interest if a Patent Reservation is not recorded within two (2) years after approval by the City of Las Vegas or an Extension of Time is not granted by the Director of Community Development, then approval will terminate and a new petition must be submitted.

22-0717-SDR1 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0717-SUP1) and Vacation (22-0717-VAC1) 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 and landscape plan date stamped 02/14/23, and building elevations date stamped 01/16/23, except as amended by conditions herein.
4. A Waiver from Title 19.08.040 is hereby approved, to not orient the building to the corner where such is required.
5. A Waiver from Title 19.08.070 is hereby approved, to allow a 10-foot landscape buffer on a portion of the northwest perimeter and 11-foot landscape buffer on a portion of the south perimeter where 15 feet is required.
6. An Exception from Title 19.08 is hereby approved, to allow 15 interior parking lot islands and end caps where 17 are required.
7. 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 Building and Safety Division.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.

10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate three feet of right-of-way on Hualapai Way for a half-street width of 53 feet in accordance with Municipal Code Title 19.04.180 (106-ft arterial) prior to the issuance of permits.
14. Construct all half-street improvements per Complete Street Standard (detached sidewalks) on Hualapai Road and on Darling Road, including appropriate overpaving as needed, concurrent with the development of this site. Off-site improvements shall also be coordinated with and approved by Clark County Public Works based the ultimate design of the 215 on ramp at Hualapai Way. Grant appropriate Public Pedestrian Access Easements where needed. The minor deviation from Complete Street standards to provide the set-back sidewalk on Darling Road outside of the right-of-way (with pedestrian easement) is approved. 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.
15. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
16. Extend public sewer in Hualapai Way from Centennial Parkway to the northern edge of this site at a size, depth and location acceptable to the CLV Public Works Sanitary Sewer Engineering.
17. 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 702-229-6594 or emailed at ece@lasvegasnevada.gov.

18. 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.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Any new public drainage easements indicated by the approved drainage study must record consecutively with the order of vacation.

This action by the Planning Commission on March 14, 2023 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 Community Development at 702.229.6301 after March 27, 2023. 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

John Martinez
Civil 360 Planning & Engineering
6490 West Desert Inn Road
Las Vegas, Nevada 89146