



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
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March 15, 2023

Bill Mason
FEM LLC
8804 Spanish Ridge Avenue Suite 100
Las Vegas, Nevada 89148

RE: 23-0036-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 request FOR A PROPOSED MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0009-SDR1) FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF AN EXISTING 4,565 SQUARE-FOOT RESTRICTED GAMING ESTABLISHMENT, AN APPROVED 5,200 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS, TWO PROPOSED RESTAURANTS WITH DRIVE THROUGHS TOTALING 4,111 SQUARE FEET AND RECONFIGURATION OF THE PARKING LOT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on a 2.67-acre portion of 4.45-acre site at the northwest corner of Sahara Avenue and Maryland Parkway (APN 162-03-812-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz)

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (21-0009-SDR1) and Site Development Plan Review (21-0841-SDR1) shall be required, except where 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 site plan date stamped 02/13/23, landscape plan date stamped 01/19/23, and building elevations date stamped 02/14/23, except as amended by conditions herein.

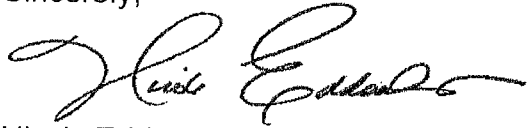
4. A Waiver from previously approved Site Development Plan Review (21-0009-SDR1) is hereby approved, to allow zero-foot landscape buffer on a portion of the north perimeter where 10 feet is required.
5. An Exception from Title 19.08 is hereby approved, to allow 48 interior parking lot islands and end caps with 24-inch box trees where 55 are required.
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 Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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.
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. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-thru operations on this site.
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 all applicable conditions of approval for Site Development Plan Review (21-0009-SDR1) and Site Development Plan Review (21-0841-SDR1) and any other site related actions.

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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive Suite 650
Las Vegas, Nevada 89135