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January 10, 2024

Donald Emas
Sparks CC, LLC
P.O. Box 1207
Gausti, California 91743

**RE: 23-0478 [VAR1 AND SDR1]
PLANNING COMMISSION MEETING OF JANUARY 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 9, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 1.55 acres at 1500 West Bonanza Road (APN 139-28-304-009 and -010), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

ABEYANCE - 23-0478-VAR1 - VARIANCE - TO ALLOW A SIX-FOOT PERIMETER LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED

ABEYANCE - 23-0478-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (Z-0073-85) FOR A PROPOSED ADDITION OF FUEL PUMPS AND CANOPY TO AN EXISTING COMMERCIAL DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following conditions:

23-0478-VAR1 CONDITIONS:

Planning

1. A Variance is hereby approved to allow a 10-foot perimeter landscape buffer where 15 feet is required.
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 Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0478-SDR1 CONDITIONS:

Planning

1. Approval and conformances to the condition of approval of Variance (23-0478-VAR1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (Z-0073-85) shall be required, except as amended herein.
3. All development shall be in conformance with the site plan, landscape plan 12/21/2023 and building elevations date stamped 10/20/2023.
4. 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.
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 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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. In accordance with Section 2.2 of the City's Vision Zero Action Plan, 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. Grant any Pedestrian Access Easement needed to complete this requirement.

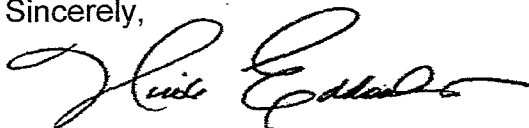
11. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Comply with the approved Traffic Impact Analysis (TIA-76202).
13. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for any work or other private improvements in the Bonanza Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

Fire Prevention

14. Fire apparatus access roads shall have a minimum width of not less than 24 feet turning radius shall be 28 feet inside turning radius and 52 feet outside turning radius.
15. Applicant shall obtain fire permits for fuel storage and dispensing operations.
16. Access to all Fire Department Connections, hydrants, ingress to buildings shall be in accordance with IFC 504.

This action by the Planning Commission on January 9, 2024 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 January 23, 2024. 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:bp

cc:

Hollen Herbst
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