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February 12, 2025

Durango M B Partners LLC
11411 Southern Highlands Parkway, Suite 300
Las Vegas, Nevada 89141

**RE: 24-0665 [SUP1 AND SDR1]
PLANNING COMMISSION MEETING OF FEBRUARY 11, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 11, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 2.53 acres generally located on the northeast corner of Oso Blanca Road and Durango Drive (APN 125-17-703-002), T-C (Town Center) Zone [SC (Service Commercial) Town Center Special Land Use Designation], Ward 4 (Allen-Palenske).

24-0665-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED HOTEL, MOTEL OR HOTEL SUITES USE

24-0665-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED FOUR-STORY, 117-ROOM HOTEL DEVELOPMENT WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS AND THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS

This approval is subject to the following amended conditions:

24-0665-SUP1 CONDITIONS:

Planning

1. Conformance to all Minimum Requirements under Town Center Development Standards for a Hotel, Motel or Hotel Suites use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0665-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. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

24-0665-SDR1 CONDITIONS:

Planning

- A. All provided trees shall be 36-inch box size.
 1. Approval of and conformance to the Conditions of Approval for Special Use Permit (24-0665-SUP1) 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, landscape plan, date stamped 01/21/25 and building elevations, date stamped 12/19/24, except as amended by conditions herein.
 4. A Waiver from Town Center Development Standards is hereby approved, to allow a four-story building, where two stories is the maximum height allowed in the Service Commercial Town Center Special Land Use Designation.
 5. A Waiver from Town Center Development Standards is hereby approved, to allow 29 parking area trees where 36 parking area trees are required.
 6. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot perimeter landscape buffer where eight feet is required along a portion of the north property line.
 7. A Waiver from Title 19.08 is hereby approved, to allow a four-foot perimeter landscape buffer where eight feet is required along a portion of the west property line.
 8. An Exception from Title 19.08 is hereby approved, to allow 73 perimeter landscape buffer trees where 79 perimeter landscape buffer trees are required.

9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.


Public Works

14. The applicant shall obtain rights for utility service not provided through City of Las Vegas Bureau of Land Management (BLM) grants or verify that separate grants exists prior to issuance of permits. BLM rights granted to the City of Las Vegas may only be used for the express purpose of such grants.
15. Construct sidewalk improvements on the north side of Oso Blanca Road from Grand Montecito Parkway to Durango Drive adjacent to this site concurrent with development of this site. 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.
16. Contact the Regional Transportation Commission (RTC) [Brij Gulati - 702-676-1734] to coordinate construction of this site with RTC projects such as the proposed "Park and Ride" located between this site and Oso Blanca Road. Provide written proof of such coordination concurrent with submittal of any construction plans. In addition, obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Oso Blanca Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
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. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
19. 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.
20. Prior to the submittal of construction drawings for this site, in accordance with Section 2.2 of the City's Vision Zero Action Plan, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. The circulation plan shall specifically address traffic signal modifications at both the Oso Blanca Road/Durango Drive and Oso Blanca Road/Grand Montecito Parkway intersections. Comply with the recommendation of the approved pedestrian circulation plan.
21. 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 **February 11, 2025** 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 **February 24, 2025**. 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

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cc:

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