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May 14, 2025

John Curran
Deer Springs Land, LLC
10801 West Charleston Boulevard, #170
Las Vegas, Nevada 89135

**RE: 25-0130-SDR1
PLANNING COMMISSION MEETING OF MAY 13, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 13, 2025* voted to **APPROVE** of the following Land Use Entitlement project request FOR A PROPOSED TWO-STORY, 34,100 SQUARE-FOOT MEDICAL OFFICE BUILDING AND 900 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on 3.27 acres at the southwest corner of Deer Springs Way and Riley Street (APN 125-20-710-006), T-C (Town Center) Zone [MC-TC (Montecito Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske).

This approval is subject to the following amended conditions:

Planning

- A. All landscape buffer trees adjacent to Deer Springs Way shall be 36-inch box size trees.
- 1. 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.
- 2. All development shall be in conformance with the site plan and landscape plan, date stamped 03/18/25 and building elevations, date stamped 04/24/25, except as amended by conditions herein.
- 3. Prior to issuance of a permit for any building on this site, provide plans satisfactory to the Department of Community Development indicating conformance with the 20 percent Town Center open space requirement for the Montecito Lifestyle Center Commercial Subdivision.

4. Prior to the issuance of any sign permits on this site, submit to the Department of Community Development for review and possible approval an amendment to the approved Master Sign Plan (MSP-0013-01) for the Montecito Lifestyle Center.
5. A Waiver from the Town Center Development Standards Manual Section C.1.C is hereby approved, to allow zero percent of the proposed restaurant building (Pad A) to be placed at the build-to line along the Deer Springs Way frontage where at least 60 percent of the building is to be so oriented within the Town Center Urban Zone and to allow no plaza where such is required on up to 40 percent of the Deer Springs Way frontage in the Town Center Urban Zone.
6. A Waiver from the Town Center Development Standards Manual Section C.1.C is hereby approved, to allow zero percent of the proposed office building (Pad B) to be placed at the build-to line along the Deer Springs Way and Riley Street frontages where at least 80 percent of the building is to be so oriented within the Town Center Core Zone and to allow no plaza where such is required on up to 20 percent of the frontages in the Town Center Core Zone.
7. A Waiver from the Town Center Development Standards Manual Section C.2.G is hereby approved, to allow a 10-foot parking area setback from a public street where 15 feet is required, and to allow parking areas to be placed in front of buildings where required to be placed to the side or rear of buildings.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
11. 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:
 - Dead landscape materials within the amenity zones along Deer Springs Way and Riley Street shall be replaced in conformance with the requirements of the Town Center Development Standards Manual. Replacement landscape material shall be restored to the specifications as previously approved.
12. 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.

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

Public Works

14. Prior to the issuance of permits, grant a Bus Shelter Pad Easement on Deer Springs Way in conformance with Standard Drawing #234.2 and 234.5 to the Regional Transportation Commission (RTC). If required by the RTC, construct the Bus Shelter Pad at a location acceptable to the RTC.
15. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
16. 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.
17. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
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 Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

20. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-through operations on this site.
21. 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 for constructing 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.

Fire & Rescue

22. 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.

This action by the Planning Commission on **May 13, 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 **May 27, 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