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June 18, 2025

Matthew Huss
Southwest Holding Company, LLC
8350 West Sahara Avenue, Suite 210
Las Vegas, Nevada 89117

RE: 25-0124-SDR1
CITY COUNCIL MEETING OF JUNE 18, 2025

Dear Applicant:

The City Council at a regular meeting held on *June 18, 2025* voted to **APPROVE** the following Land Use Entitlement project request for a Major Amendment to an approved Plot Plan Review [Z-0071-99(1)] FOR THE PROPOSED ADDITION OF A ONE-STORY, 16,877 SQUARE-FOOT COMMERCIAL BUILDING TO AN EXISTING SHOPPING CENTER WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on a 1.59 acre portion of 16.68 acres on the southeast corner of Craig Road and Tenaya Way (APN 138-03-715-003), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske).

This approval is subject to the following conditions:

25-0124-SDR1 CONDITIONS

Planning

1. All trees shall be 36-inch box size trees.
2. Conformance to the Conditions of Approval for Plot Plan Review [Z-0071-99(1)], Site Development Plan Review [Z-0071-99(2)] and Site Development Plan Review (SDR-57884) shall be required, except as amended herein.
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 development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/19/25, except as amended by conditions herein.
5. A Waiver from Title 19.08.070 is hereby approved, to allow a zero-foot wide landscape buffer on a portion of the south and west perimeter where an eight-foot wide buffer is required.

6. An Exception from Title 19.08 is hereby approved, to allow four (4) 24-inch box trees in the interior parking lot area where 10 trees are required within parking lot islands or at the end of a row of parking.
7. An Exception from Title 19.08.040(F) is hereby approved, to allow 11 36-inch box trees within the perimeter landscape buffer areas where 37 trees are required.
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. 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.
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. 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.

15. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
16. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for any private improvements in the I-95 right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
17. This site is in a Federal Emergency Management Area (FEMA) designated flood zone. 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. Additionally, a Conditional Letter of Map Revision (CLOMR) must be obtained from FEMA prior to the issuance of any construction permits.

Fire & Rescue

18. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 18, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr