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January 18, 2024

Umer Malik
Roohani Kushrow Family Trust & ZMU Revocable Living Trust
6500 Hillwood Drive. Suite 201
Las Vegas, Nevada 89134

**RE: 23-0446-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JANUARY 2024**

Dear Applicant:

Your request for a Minor Site Development Plan Review For possible action on a Land Use Entitlement project request FOR A MINOR AMENDMENT OF A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0417-SDR1) FOR PROPOSED BUILDING RE-ORIENTATION, PARKING LOT RE-CONFIGURTATION AND REVISED BUILDING ELEVATIONS on a portion of 20.00 acres at the southeast corner of Centennial Parkway and Shaumber Road (APN 126-25-101-014), Ward 4 (Allen-Palenske), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (22-0417-SDR1) shall be required, except where amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (22-0417-SDR1). No further action is needed, as this approval is extended, exercised or expired with 22-0417-SDR1.
3. All development shall be in conformance with the site plan and building elevations date stamped 12/05/23; and landscape plan date stamped 01/10/24, except as amended by conditions herein.
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.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Per condition #17 of Site Development Plan Review (22-0417-SDR1), Dedicate the appropriate right-of-way to match the City's Bureau of Land Management Grant (N-78524 & N-90154/A) for Shaumber Road prior to the issuance of permits. Additionally, dedicate appropriate additional right-of-way to match the City's Bureau of Land Management Grant (N-77772/A) on Centennial Parkway, for right turn lanes into driveways, and grant easements for traffic appurtenances as required in the approved Traffic Impact Analysis.
9. Coordinate with Clark County Public Works for the relinquishment of their Centennial Parkway Bureau of Land Management Grant and construction of the proposed Centennial Parkway driveway. Required permits for work in Centennial Parkway will be determined by which entity has jurisdiction at the time of permit issuance.
10. 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 section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.

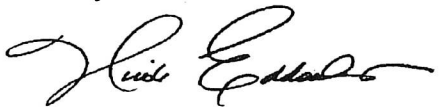
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved 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.
12. Comply with all applicable conditions of approval for Site Development Plan Review (22-0417-SDR1) and any other site related actions.

Fire & Rescue

13. 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 Department of Planning staff on **January 18, 2024** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc: Tim Robinson
Green Valley Grocery
1580 South Jones Boulevard
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