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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY

February 26, 2024

Khusrow Roohani Family Trust
Khusrow Roohani
9500 Hillwood Drive
Las Vegas, Nevada 89134

**RE: 23-0677-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – FEBRUARY 2024**

Dear Applicant:

Your request for possible action on a Land Use Entitlement project request for a Minor Amendment of an approved Site Development Plan Review (SDR-41886) FOR THE PROPOSED REDUCTION OF AN APPROVED 37,243 SQUARE-FOOT SHOPPING CENTER TO 32,797 SQUARE FEET AND TO AMEND PAD SITE BUILDING ELEVATIONS on 4.43 acres on the west side of Rock Springs Drive, approximately 275 feet south of Lake Mead Boulevard (APNs 138-22-714-003 through 005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen), has been considered administratively by the Department of Community Development staff.

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

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-41886), except as amended herein.
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 date stamped 02/06/24 and building elevations, date stamped 01/08/24, 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. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. The applicant shall utilize the existing onsite private sewer which is a common element privately owned and maintained per the CC&Rs of the Lake Mead & Rock Springs commercial subdivision. Alternatively, connect to exiting public sewer in Rock Springs Drive.
9. Comply with approved Traffic Impact Analysis #42732.
10. 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.
11. Comply with all applicable conditions of approval for SDR-41886 and any other site related actions.

Fire & Rescue

12. 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.

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This action by the Department of Planning staff on **February 26, 2024** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Ali Kaveh
6830 South Rainbow, Suite 200
Las Vegas, Nevada 89118