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December 18, 2025

Mike Chernine
Alpine Village LLC
1997 Cherry Creek Circle
Las Vegas, Nevada 89135

RE: 25-0091 [GPA1, ZON1, AND SDR1]
CITY COUNCIL MEETING OF DECEMBER 17, 2025

Dear Applicant:

The City Council at a regular meeting held on *December 17, 2025* voted to **APPROVE** the following Land Use Entitlement project requests on 1.46 acres at the northwest corner of Kyle Canyon Road and Alpine Ridge Way (APN 126-01-301-016), Ward 6 (Brune).

25-0091-GPA1 - GENERAL PLAN AMENDMENT - FROM: PCD (PLANNED COMMUNITY DEVELOPMENT) TO: SC (SERVICE COMMERCIAL)

25-0091-ZON1 - REZONING - FROM: U (UNDEVELOPED) ZONE [PCD (PLANNED COMMUNITY DEVELOPMENT) GENERAL PLAN DESIGNATION] TO: C-1 (LIMITED COMMERCIAL)

25-0091-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE STORY, 4,300 SQUARE-FOOT DENTAL OFFICE, 2,500 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH, AND 1,300 SQUARE-FOOT GENERAL RETAIL DEVELOPMENT

This approval is subject to the following conditions:

25-0091-SDR1 CONDITIONS:

Planning

1. Approval of General Plan Amendment (25-0091-GPA1) and Rezoning (25-0091-ZON1) 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, and building elevations, date stamped 10/22/25, except as amended by conditions herein.

4. An Exception from Title 19.08.110 is hereby approved, to allow 10 parking lot area trees where 16 parking lot area trees are required.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.
9. 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:

The south perimeter landscape buffer shall be revised to include two, 15-gallon trees planted between the 24-inch box trees spaced at 35 feet on center.

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

Public Works

11. Per Title 13.12, dedicate 45 feet of right-of-way for Alpine Ridge Way along with the appropriate radius prior to the issuance of a permit for this site. This condition may be satisfied through a mapping action that records prior to the issuance of permits for this site.

12. Construct half-street improvements including appropriate transition and overpaving on Kyle Canyon Road and Alpine Ridge Way adjacent to this site meeting current City Standards concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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. The Kyle Canyon Road design and construction must meet the approval of the Nevada Department of Transportation (NDOT) and follow the cross section that is approved at the time construction drawings are submitted.
13. Construct a bus turnout and pad meeting Standard Drawing #234.1 and 234.5 on Kyle Canyon Road adjacent to this site concurrent with development of this site, unless the Regional Transportation Commission (RTC) acknowledges in writing that construction of the bus turnout and pad is not required.
14. All off-site improvements must be coordinated with adjacent projects to the north and west (25-0233-TMP1, 24-0254-TMP3 and 24-0254-VAC2) prior to issuance of permits. Access for the driveway aligning with Randlett Way must be in place prior to the issuance of permits for this site.
15. Extend oversized public sewer in Kyle Canyon from its current terminus at Alpine Ridge to the western edge of this site at a size, depth and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
16. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptor 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. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements in the Kyle Canyon Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
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. Queues for the overall site shall not extend into the public right-of-way as a result of the drive-thru operations on this site

20. Pursuant to Chapter 167 of the 1947 Statutes of Nevada, which established the Las Vegas Valley Water District (LVVWD) and grants it the authority to provide potable water service within the City of Las Vegas, the developer of this site shall be responsible for the design, construction, and installation of all necessary water infrastructure improvements, as required by the LVVWD. This includes, but is not limited to, the construction of pipelines, storage facilities, and other required water system enhancements to ensure adequate service capacity. The developer shall also be responsible for connecting these improvements to the existing water infrastructure in compliance with LVVWD standards and specifications. All water infrastructure improvements shall be determined and approved prior to the issuance of any off-site permits for the development. Phased compliance may be allowed if approved by LVVWD.
21. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended. A Technical Drainage Study may be required through meeting with the Flood Control Section.
22. Development located within the Kyle Canyon Special Plan Area is projected to require construction of on-site detention basins and associated appurtenances to offset the increased runoff from the proposed development, unless determined otherwise by the approved drainage plan/study. On-site detention basins may be required due to lack of downstream storm drain infrastructure and insufficient capacity. If on-site detention is necessary per the approved Drainage Plan and Technical Drainage Study, the area containing the on-site detention basin shall be dedicated Drainage Right-of-Way to the satisfaction of the City Engineer.

Fire & Rescue

23. Applicant shall provide an approved on-site turnaround for fire access, or add sprinklers if all portions of the building's exterior are not within 150 feet of the fire lane(s).

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

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Julie Margetich
Las Vegas - Kyle Canyon Covenant Group LLC
2044 California Avenue
Corona, California 92881