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cityoflasvegas
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July 21, 2020

FEM, LLC
8804 Spanish Ridge Avenue, Suite #100
Las Vegas, Nevada 89148

**RE: 20-0022-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JULY 2020**

Dear Applicant:

Your request for an Administrative Site Development Plan Review FOR THE RELOCATION AND REBUILD OF AN EXISTING LEGAL, NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) on 0.54 acres on the west side of Maryland Parkway, approximately 170 feet north of Sahara Avenue (APN 162-03-802-005), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).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. 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 07/21/20, and building elevations date stamped 06/19/20, except as amended by conditions herein.
3. The Final Map associated with TMP-78658 shall record prior to the issuance of building permits for this site.
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 Department of Building and Safety.
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. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Per condition #5 of TMP-78658, sidewalks adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) and unused driveways shall be removed in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
10. Sewer service to this site shall be constructed concurrent with the development of this site. If this site becomes a commercial subdivision, then per Title 19.16.060.W.2 and condition #7 of TMP-78658, sewer service for the commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - II. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
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.

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12. Comply with all applicable condition of approval for the "Almond Grove" Tentative Map (TMP-78658) and any other site related actions.

This action by the Department of Planning staff on **July 21, 2020** 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
Senior Planner
Case Planning Division

NE:clb

cc: Ms. Ann Pierce
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135