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August 18, 2020

Red Rupee LLC
7140 Smoke Ranch, Ste. 130
Las Vegas, Nevada 89128

**RE: 20-0052-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – AUGUST 2020**

Dear Applicant:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-75860) FOR THE PROPOSED 2,551 SQUARE-FOOT EXPANSION OF THE PROPOSED 6,000 SQUARE-FOOT COMMERCIAL BUILDING ON THE NORTH PERIMETER AND PARKING LOT RECONFIGURATION FOR A 9,043 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 2.02 acres at 6540 and 6840 North Hualapai Way (APN 125-19-401-002), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) 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 (SDR-75860) 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 (SDR-75860). No further action is needed, as this approval is extended, exercised or expired with SDR-75860.
3. All development shall be in conformance with the site plan and landscape plan date stamped 08/12/20, and building elevations date stamped 07/15/20, 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 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, and 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. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

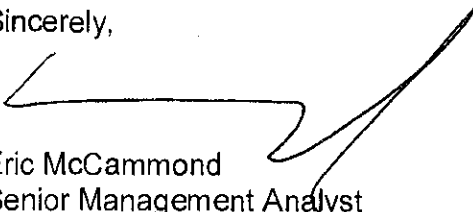
10. Comply with the previously approved Traffic Impact Analysis (TIA76067) with the exception that the driveway on Hualapai Way shall be restricted to right turns only and the median in Hualapai Way, which the developer is required to construct, will provide left turn storage onto Darling Road.
11. Alternatively, an update to the previously approved 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the 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.

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12. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
13. Comply with all previous conditions of approval for Site Development Plan Review (SDR-75860).

This action by the Department of Planning staff on **August 18, 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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. John Carroll
1980 Festival Plaza Dr., Ste. 450
Las Vegas, Nevada 89135