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May 17, 2021

Mr. Richard Gordon
Grand Canyon Village, LLC
10655 Park Run Drive, Ste. 160
Las Vegas, Nevada 89144

**RE: 21-0175-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – MAY 2021**

Dear Applicant:

The Department of Planning has administratively **APPROVED** a request FOR A MINOR AMENDMENT TO A PREVIOUSLY APPROVE SITE DEVELOPMENT PLAN REVIEW (20-0257-SDR1) FOR A REDUCTION IN SQUARE FOOTAGE FROM 69,045 TO 55,156 SQUARE FEET on 12.07 acres at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive (APN 125-07-601-012), PD (Planned Development) Zone, Ward 6 (Fiore).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (20-0257), shall be required, except as amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (20-0257-SDR1). No further action is needed, as this approval is extended, exercised, or expired with 20-0257-SDR-1.
3. All development shall be in conformance with the landscape plan and building elevations date stamped on 03/25/21, and site plan date stamped on 05/11/21 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 Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Per Condition of Approval Number 21 of Site Development Plan Review (20-0257-SDR1), 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 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. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. A Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works 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. 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. The Traffic Impact Analysis required by Tentative Map (20-0257-TMP1) may be used to satisfy this condition.
9. Prior to the submittal of any civil improvement drawings, meet with the Traffic Engineering Section of the Department of Public Works to discuss the geometrics of the new driveway.

10. Per Condition of Approval Number 22 of Site Development Plan Review (20-0257-SDR1), 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 the development of this site. The Drainage Plan and Technical Drainage Study required by Tentative Map (20-0257-TMP1) may be used to satisfy this condition.
11. Comply with all previous conditions of approval for Site Development Plan Review (20-0257-SDR1), Tentative Map (20-0257-TMP1), and all other site-related actions.

This action by the Department of Planning staff on **May 17, 2021** 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:

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135