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April 28, 2020

Mr. Mark Perrino
S&S Fuels Management, LLC
7671 Shaffer Parkway
Littleton, Colorado 80127

**RE: SDR-78611 [PRJ-78480] – ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW
ADMINISTRATIVE CYCLE – APRIL 2020**

Dear Mr. Perrino:

Your request for a Minor Site Development Plan Review FOR A PROPOSED 389 SQUARE-FOOT BUILDING ADDITION, FACADE IMPROVEMENTS, LANDSCAPE IMPROVEMENTS, AND A 2,320 SQUARE-FOOT GAS CANOPY WITH FUEL PUMPS on 0.55 acres at 4325 West Sahara Avenue (APN 162-07-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) [PRJ-78480] 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 Plot Plan Review (Z-0023-64) shall be required, 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, landscape plan, and building elevations, date stamped 03/25/20, 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.

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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 impeded visibility of any traffic control device.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. The sidewalks along Sahara Avenue and Arville Street adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
9. Remove the two driveways closest to the intersection of Sahara Avenue and Arville Street as shown on the submitted site plan concurrent with the development of this site.
10. Contact the Department of Building & Safety to determine if a grease interceptor is required, prior to submitting civil plans.

This action by the Department of Planning staff on **April 28, 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:clb

cc: Mr. Jared A. Lebo
Lebo Design, LLC
8607 West Sahara Avenue
Las Vegas, Nevada 89117