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cityoflasvegas  
lasvegasnevada.gov

April 22, 2021

Mr. William Mason  
FEM, LLC  
8804 Spanish Ridge Avenue  
Las Vegas, Nevada 891489

**RE: 21-0009-SUP1 AND 21-0009-SDR1  
CITY COUNCIL MEETING OF APRIL 21, 2021**

Dear Mr. Mason:

The City Council at a regular meeting held on **April 21, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-001 through 009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

- **21-0009-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED 40-FOOT TALL, 672 SQUARE-FOOT OFF-PREMISE SIGN (BILLBOARD).
- **21-0009-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 23,304 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER DEVELOPMENT STANDARDS AND TO NOT ORIENT THE BUILDINGS TO THE CORNER WHERE SUCH IS REQUIRED.

**21-0009-SUP1** approval is subject to the following conditions:

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a for an Off-Premise Sign use.
2. Approval and conformance to the Conditions of Approval for Site Development Plan Review (21-0009-SDR1) shall be required, if approved.
3. Conformance to the Conditions of Approval for Tentative Map (TMP-78658) and Site Development Plan Review (20-0022-SDR1) shall be required, if approved.

4. 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.
5. The existing Off-Premise Sign (adjacent to Maryland Parkway) shall be removed, prior to the issuance of a building permit for the installation of the new Off-Premise Sign on the same property.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
8. This Special Use Permit shall be reviewed in (3) years, at which time the City Council may require the Off-Premise Sign be removed. The applicant shall be responsible for notification costs of the review. Failure to pay the City for these costs may result in a requirement that the Off-Premise Sign be removed.
9. The Off-Premise Sign and its supporting structure shall be properly maintained and kept free of graffiti at all times. Failure to perform the required maintenance may result in fines and/or removal of the Off-Premise Sign.
10. The property owner shall keep the property properly maintained and graffiti-free at all times. Failure to perform required maintenance may result in fines and/or removal of the Off-Premise Sign.
11. Only one advertising sign is permitted per sign face. Off-Premise Sign
12. If the existing Off-Premise Sign is voluntarily demolished, this Special Use Permit shall be expunged and a new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.

13. The Off-Premise Sign supporting structure shall be redesigned to include finish materials that complement the existing on-site building. The entire face-area of both sides of the Off-Premise Sign shall be signage area or its border framework; none of the supporting structure shall be visible aside from the support pole.
14. Bird deterrent devices shall be installed on the sign.
15. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0009-SDR1** approval is subject to the following conditions:

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-009-SUP1) shall be required, if approved.
2. Conformance to the Conditions of Approval for Tentative Map (TMP-78658) and Site Development Plan Review (20-0022-SDR1) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site plan and building elevations date stamped 02/10/21, and landscape plan dated 04/08/21, except as amended by conditions herein.
5. The Final Map associated with Tentative Map (TMP-78658) shall record prior to the issuance of building permits for this site.
6. Prior to the issuance of building permits for building pads #1, #2 and #3, development of the pads will be subject to the approval of an additional Site Development Plan Review.
7. A Waiver from 19.08.070 is hereby approved, to allow a 10-foot landscape buffer adjacent to the right-of-way where 15 feet is required.
8. An Exception from Title 19.08 is hereby approved to allow 57 interior parking lot islands and end caps with 24-inch box trees where 74 are required.

9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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.
12. 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.
13. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

16. Prior to issuance of permits for this site, dedicate a right turn lane per Standard Drawing 201.1 along with a minimum 25-foot radius and Traffic Signal Chord Easement, as needed. The Final Map associated with TMP-78658 may be used to for this dedication requirement if so revised to include such dedication. Construction of the turn lane is not required.

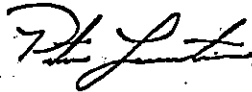
17. Sidewalks adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) and unused driveways shall be removed in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
18. Landscape and maintain all unimproved rights-of-way, if any, 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. Submit a License Agreement for landscaping and private improvements in public rights-of-way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
20. 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. The Traffic Impact Analysis shall include a section addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way 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. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan 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. Comply with the recommendations of the approved 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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21. 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.
22. Comply with all applicable conditions of approval for Tentative Map (TMP-78658).

The Notice of Final Action was filed with the Las Vegas City Clerk on April 22, 2021.

Sincerely,



Peter Lowenstein, AICP  
Deputy Planning Director  
Department of Planning

PL:clb

cc: Mr. Tony Celeste  
Kaempfer Crowell  
1980 Festival Plaza Drive, Suite #650  
Las Vegas, Nevada 89135