



October 24, 2013

LAS VEGAS
CITY COUNCIL

Mr. James Marsh
PO Box 42156
Las Vegas, Nevada 89116

RE: SDR-50105 (PRJ-49965) – SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-50104, SUP-50107, SUP-50108, SUP-50109, SUP-50110
AND SUP-50111
CITY COUNCIL MEETING OF OCTOBER 16, 2013

CAROLYN G. GOODMAN
MAYOR

Dear Mr. Marsh:

STAVROS S. ANTHONY
MAYOR PRO TEM

The City Council at a regular meeting held October 16, 2013, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 3,940 SQUARE-FOOT CONVENIENCE STORE (WITH FUEL PUMPS), A 1,996 SQUARE-FOOT CAR WASH, FULL SERVICE AND AN ASSOCIATED ENCROACHMENT AGREEMENT INTO THE PUBLIC RIGHT-OF-WAY, WITH A WAIVER OF THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW THE GAS STATION TO BE LOCATED AWAY FROM PUBLIC RIGHTS-OF-WAY on 1.50 acres at the southwest corner of Deer Springs Way and Durango Drive (portion of APN 125-20-301-009), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)] [PROPOSED: GC-TC (General Commercial - Town Center) Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 17, 2013. This approval is subject to:

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

Planning

1. Approval of a Major Modification (MOD-48831) and Rezoning (ZON-50104), and approval of and conformance to the conditions of approval for Special Use Permits (SUP-50107, SUP-50108, SUP-50109, SUP-50110 and SUP-50111) shall be required, if approved.
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 08/15/13, as well as building elevation for the gas canopy and self-service car wash date stamped 06/27/13, except as amended by conditions herein.

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

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4. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow the gas station/convenience store to be located away from rights-of-way and to face the street, where such is not allowed; and to allow zero percent of the proposed gas station/convenience store building to be built at the setback lines where 60 percent is required.
5. The development shall adhere to all Town Center Streetscape Design Standards as required by the Town Center Development Standards Manual.
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.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Dedicate 40 feet of right-of-way for Deer Springs Way, including additional right-of-way in accordance with Standard Drawing #201.1, 40 feet for Echelon Point Drive, a 30-foot radius at the northwest corner of Echelon Point Drive and Durango Drive, and the right-of-way necessary for a relocating the existing bus turnout on Durango Drive adjacent to this site prior to the issuance of any permits.
12. Submit a Petition of Vacation for the right-of-way adjacent to this site on Durango Drive no longer being used for a bus turnout.
13. Construct half street improvements on Deer Springs Way and Echelon Point Drive as well as all incomplete half street improvements on Durango Drive to Town Center Development Standards adjacent to this site concurrent with development of this site as required by the Department of Public Works. Construction of offsite improvements, including the sewer extension, may be phased so that offsite improvements will be required concurrent with adjacent onsite development activities; however dedication

requirements must be complied with during the initial phase of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

14. Construct a median in Deer Springs Way, at a location acceptable to the City Traffic Engineer, to prevent west bound turning movements from the driveway on Deer Springs Way concurrent with the development of this site.
15. Construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the onsite roadway network; the connecting sidewalk shall be terminated on site with a handicap ramp.
16. This site shall connect to public sewer in Durango Drive or Echelon Point Drive. Extend public sewer in Echelon Point Drive from Durango Drive to the western edge of this site at a size, depth and location acceptable to the Collection System Planning section of the Department of Public Works. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
17. All private improvements and landscaping 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.
18. An encroachment for any landscaping in the Deer Springs Way and Durango Drive public rights of way as shown on the approved Site Plan is hereby approved and staff is directed to process an encroachment application that is in conformance with this approved Site Plan after the applicant provides appropriate documentation and fees for such application. The applicant must carry an insurance policy for the term of the Encroachment 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 Encroachment 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 Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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19. 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. 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.

20. 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.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Ray Shapiro
Wolf TH, LLC
2460 Professional Court, Suite #120
Las Vegas, Nevada 89128

Ms. Andrea Cole
GC Garcia, Inc.
1711 Whitney Mesa Drive, Suite #110
Henderson, Nevada 89014