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/city of las vegas

May 5, 2016

Ms. Carolynn Towbin  
5550 West Sahara Avenue  
Las Vegas, Nevada 89146

**RE: ABEYANCE ITEM - SDR-62647 [PRJ-62636] - SITE DEVELOPMENT  
PLAN REVIEW  
CITY COUNCIL MEETING OF MAY 4, 2016**

Dear Ms. Towbin:

The City Council at a regular meeting held on May 4, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 10,304 SQUARE-FOOT COMMERCIAL BUILDING WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 4.01 acres located at 5550 West Sahara Avenue (APN 163-01-404-022), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-62636].

This approval is subject to the following conditions:

**Planning**

1. Approval of and conformance to Site Development Plan Review (SDR-4551) 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 elevations date stamped April 18, 2016, except as amended by conditions herein.
4. In accordance with Site Development Plan Review (SDR-4551) approved on August 4, 2004, any and all missing landscaping shall be restored with 30 days of approval of this request

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5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

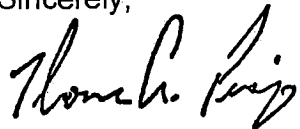
9. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site, if any, in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.
10. The driveway accessing this site from Sahara Avenue shall be upgraded to current Nevada Department of Transportation standards concurrent with development of this site.
11. Unless otherwise allowed by the City Engineer, 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 on-site roadway network and shall be terminated on-site with a handicap ramp.
12. Landscape and maintain all unimproved rights-of-way 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.
13. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the West Sahara Avenue public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

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14. All delivery vehicles shall maneuver for loading and unloading on site; there shall be no parking, loading or unloading of vehicles within the West Sahara Avenue and Lindell Road public rights-of-way.
15. Vehicles shall neither be displayed nor stored within the public rights-of-way adjacent to this site.
16. 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 the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
17. Site development to comply with all applicable conditions of approval for SDR-4551 and all other applicable site-related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 5, 2016.

Sincerely,



Thomas A. Perrigo  
Director  
Department of Planning

TAP:clb