



February 16, 2017

**LAS VEGAS
CITY COUNCIL**

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Mayor

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Mayor Pro Tem

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Stavros S. Anthony
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Bob Beers

Elizabeth N. Fretwell
City Manager

Deer Springs Village LLC
10655 Park Run Drive, Suite #160
Las Vegas, Nevada 89144

**RE: SDR-66447 [PRJ-66309] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-67938, VAR-66443, SUP-66444, SUP-66445, SUP-
66446, VAC-67939 AND TMP-67940
CITY COUNCIL MEETING OF FEBRUARY 15, 2017**

Dear Applicant.

The City Council at a regular meeting held on February 15, 2017 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 98,759 SQUARE-FOOT SHOPPING CENTER WITH WAIVERS TO ALLOW BUILDINGS TO NOT BE ORIENTED TO THE CORNER AND STREET FRONTAGE WHERE SUCH IS REQUIRED, TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED, TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, AND TO ALLOW A CAR WASH BAY TO FACE PUBLIC RIGHT-OF-WAY WHERE SUCH IS NOT ALLOWED on 9.63 acres at the southeast corner of Deer Springs Way and Hualapai Way (APNs 125-19-301-001, 002 and 010), C-1 (Limited Commercial) and R-E (Residence Estates) Zones [PROPOSED. C-1 (Limited Commercial)], Ward 6 (Ross) [PRJ-66309].

This approval is subject to the following conditions:

Planning

1. Approval of a Rezoning (ZON-67938), and approval of and conformance to the Conditions of Approval for Variance (VAR-66443), Special Use Permits (SUP-66444, SUP-66445 and SUP-66446), Vacation (VAC-67939) and a Tentative Map (TMP-67940) 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

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3. All development shall be in conformance with the site plan and landscape plan, date stamped 12/13/16, building elevations, date stamped 11/08/16 and floor plans, date stamped 08/25/16 and 11/08/16 except as amended by conditions herein
4. A Waiver from Title 19 08.040(B)(6) is hereby approved, to allow the proposed convenience store to be set back from the corner where buildings on corner lots shall be oriented to the corner and street fronts.
5. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot perimeter landscape buffer along a portion of the south property line where fifteen feet is required
6. A Waiver from 19 08.040(B)(4) is hereby approved, to allow a single car wash bay to face a public right-of-way (Deer Springs Way) where such is not allowed
7. An Exception from Title 19.08 110(C)(12) is hereby approved, to allow 107 parking lot trees where 119 shade trees are required in islands and the ends of parking rows.
8. Parking areas shall be screened from adjacent roadways by a low wall or berm with a maximum height of 30 inches, a solid living hedge of approximately 36 inches or some other screening method as approved by the Department of Planning. The site plan and landscape plan shall be revised to indicate how the parking area will be screened.
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. 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.
12. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:

- A Provide 24-inch box shade trees within the proposed amenity zone along Deer Springs Way a maximum of 40 feet on center in conformance with Complete Streets Standards
 - B Provide 24-inch box shade trees within the proposed amenity zone along Hualapai Way a maximum of 45 feet on center in conformance with Complete Streets Standards
 - C Provide four (4) additional 24-inch box trees in the proposed perimeter landscape buffer along the north property line, for a total of 19 trees
Provide four (4) five-gallon shrubs per required tree
 - D Provide four (4) additional 24-inch box trees in the proposed perimeter landscape buffer along the south property line, for a total of 19 trees
Provide four (4) five-gallon shrubs per required tree.
- 13 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
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

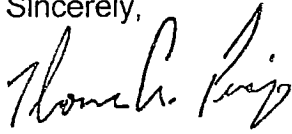
- 15 Dedicate 40 feet of right-of-way adjacent to this site for those portions of Deer Springs Way not previously dedicated prior to issuance of building permits for this site. Additionally, dedicate a 35-foot radius with a Traffic Signal Chord Easement at the southeast corner of Hualapai Way and Deer Springs Way. Also dedicate additional right-of-way per Standard Drawing #201 1 on Hualapai Way and Deer Springs Way, including an exclusive right turn lane on Hualapai Way prior to the issuance of building permits for this site.
16. Grant pedestrian access easements for all public sidewalks located outside of the public right-of-way prior to issuance of building permits for this site.
- 17 Construct all half-street improvements on Hualapai Way and Deer Springs Way per current City Standards and matching improvements to the east on Deer Springs including traffic signal underground infrastructure at the southeast corner of Hualapai Way and Deer Springs Way adjacent to this site. All existing off-site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The design of improvements on Hualapai Way must meet the approval of the City Traffic Engineer

18. Any public sewer built to service this site must be in public right-of-way or in a 20-foot Public Sewer Easement. No permanent structures or landscaping taller than three feet shall be allowed within any Public Sewer Easement.
19. Submit a License Agreement to the City of Las Vegas for all landscaping and private improvements in the Hualapai Way and Deer Springs Way public rights-of-way adjacent to this site. 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 applicant and any successors in interest to the property and assigns pursuant to the terms 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. 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.
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 of Tentative Map TMP-67940 and any other site related actions

The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2017

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas A. Perrigo". The signature is fluid and cursive, with the first name "Thomas" being the most prominent.

Thomas A Perrigo
Director
Department of Planning

TAP PL clb

cc Mr Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135