



February 16, 2017

LVG #5 LLC
9550 South Eastern Avenue, Suite #253
Las Vegas, Nevada 89123

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem
Lois Tarkanian
Ricki Y. Barlow
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Elizabeth N. Fretwell
City Manager

**RE: SDR-67899 [PRJ-67307] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-67898, SUP-67953, VAC-68131 AND TMP-67900
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 1,400 SQUARE-FOOT GENERAL RETAIL STORE (CONVENIENCE STORE WITH FUEL PUMPS) WITH A WAIVER TO ALLOW A BUILDING TO NOT BE ORIENTED TO THE CORNER AND STREET FRONTAGES WHERE SUCH IS REQUIRED on a 0.79-acre portion of a 2.55-acre site at the southeast corner of Charleston Boulevard and Jones Boulevard (APNs 163-01-102-001, 002, 007 and 037), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-67307].

This approval is subject to the following conditions:

Planning

1. Approval of a General Plan Amendment (GPA-67898) and approval and conformance to the Conditions of Approval for Special Use Permit (SUP-67953) and Tentative Map (TMP-67900) shall be required
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 and landscape plan, date stamped 12/13/16 and building elevations, date stamped 11/23/16, except as amended by conditions herein.
4. A Waiver from Title 19.08.040(B) is hereby approved, to allow the proposed convenience store and canopy to be set back from the corner where required to be located at the minimum setback line along the front and corner side.

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011
TTY 711



- 5 An Exception from Title 19 08 110 is hereby approved, to allow two parking lot trees where three parking lot trees are required
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 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.
- 9 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 one additional tree in the north perimeter buffer for a total of two trees.
 - b Provide two additional trees in the east perimeter buffer for a total of eight trees.
- 10 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
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

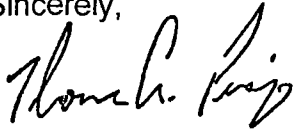
12. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site

13. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements, if any, in the Charleston Boulevard and Jones Boulevard public rights-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction
14. 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.
15. 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
16. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "West Charleston Bus Turnouts" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
17. 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

- 18 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.
- 19 Comply with all applicable conditions of TMP-67900 and any other site related actions

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

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP.PL:clb

cc: Mr. Wayne Gibson
Murphy Oil, USA
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El Dorado, Arkansas 71730

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