



Las Vegas
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Office of the
City Manager
Scott D. Adams
City Manager

July 20, 2017

Union Local 872 Laborer's Int.
2345 Red Rock Street, Suite #330
Las Vegas, Nevada 89146

**RE: SDR-70251 [PRJ-68724] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-70253
CITY COUNCIL MEETING OF JULY 19, 2017**

Dear Applicant

The City Council at a regular meeting held on July 19, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 8,320 SQUARE-FOOT GENERAL RETAIL STORE WITH A WAIVER TO ALLOW A NON-COHERENT DESIGN WHERE CONSISTENT DETAILING AND FINISH IS REQUIRED FOR ALL SIDES OF THE BUILDING on 0.97 acres on the south side of Bonanza Road, approximately 800 feet west of Lamb Boulevard (APN 140-31-501-008), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-68724].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-70253) 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 and landscape plan date stamped 05/25/17, and building elevations date stamped 05/02/17, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a non-coherent architectural design where a consistent level of detailing and finish is required for all sides of a building.
5. An Exception from Title 19.08 is hereby approved, to allow an alternative parking lot island configuration.

DEPARTMENT OF PLANNING

Development Services Center | 333 N. Rancho Drive | 3rd Floor | Las Vegas, NV 89106 | 702.229.6301 | FAX 702.474.0352 | TTY 7-1-1

LAS VEGAS, NEVADA - COV

6. The Trash Enclosure and Mechanical Equipment shall be constructed and screened in accordance with Title 19.08 040(E)(4).
7. The loading zone shall be striped in accordance with Title 19.08(D)(4)
8. 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
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
10. 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.
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, 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

14. In accordance with Title 13 56.040, remove all substandard public street improvements and unused driveway cuts on Bonanza Road adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site
15. Unless otherwise allowed by the City Traffic Engineer, provide a minimum 24-foot wide access to the parcel to the west concurrent with development of this site. Joint access will be a requirement of a mapping action that is submitted to the City of Las Vegas. The City Traffic Engineer may limit the number of and location of driveways allowed along Bonanza Road

16. 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.
17. Submit a License Agreement for landscaping and private improvements in the Bonanza Road public right-of-way, if any, prior to the 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 within 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 (229-4836).
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2017.

Sincerely,



Robert Summerfield, AICP[®]
Acting Director
Department of Planning

RTS:PL:clb

cc: Mr. Greg Wall
Leading Tech Development
1835 South Highway 89
Perry, Utah 84032

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The Urban Law Firm
4270 South Decatur Boulevard, Suite A-9
Las Vegas, Nevada 89103