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April 19, 2018

Mr. Justin Michaels
Shadowland, LLC
820 Rancho Lane, Suite #85
Las Vegas, Nevada 89106

**RE: ABEYANCE - SDR-71570 [PRJ-71531] - SITE DEVELOPMENT PLAN
REVIEW RELATED TO ZON-71569, VAR-71927 AND VAR-71928
CITY COUNCIL MEETING OF APRIL 18, 2018**

Dear Mr. Michaels:

The City Council at a regular meeting held on April 18, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 3.27 acres at the southeast corner of Charleston Boulevard and Westwood Drive (APNs 162-04-111-016 through 018 and 162-04-112-005), R-4 (High Density Residential), R-1 (Single Family Residential) and R-E (Residence Estates) Zones [PROPOSED: O (OFFICE)], Ward 1 (Tarkanian) [PRJ-71531].

This approval is subject to the following conditions:

Planning

1. An administrative required review shall be conducted one year from the date of approval to assess the traffic concerns related to traffic being introduced to Westwood Drive.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-71569), Variance (VAR-71927) and Variance (VAR-71928) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site and landscape plan, date stamped 11/09/17, except as amended by conditions herein.
5. One 24-inch box tree is required every 20 feet on-center within all perimeter landscape buffer areas adjacent to a public right-of-way (Charleston Blvd, Ellis Ave, and Shadow Lane), and where adjacent to residentially zoned property along the west and south property lines. Four five-gallon shrubs are required to be planted for each required tree.

6. One 24-inch box tree is required every 30 feet on-center within all perimeter landscape buffer areas where adjacent to commercially zoned parcels along the west, east and north property lines. Four five-gallon shrubs are required to be planted for each required tree.
7. An eight-foot perimeter landscape buffer area planted with one 24-inch box tree every 20 feet on-center with four five-gallon shrubs is required along the south side of the proposed drive from Westwood Drive.
8. A 15-foot wide perimeter landscape buffer area planted with one 24-inch box tree every 20 feet on-center with four five-gallon shrubs is required along Ellis Avenue.
9. One tree shall be planted for every six uncovered parking spaces (minimum of 52 trees). Each parking lot landscape island depicted on the site/landscape plan shall be planted with at least one twenty-four inch box evergreen or deciduous shade tree with a minimum of four five-gallon shrubs for every required tree.
10. Parking lots shall be screened from adjacent roadways by a low wall or berm with a maximum height of thirty inches or some other screening method that has been approved as part of a landscape plan and provides a continuous screen.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. 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.
14. 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 all perimeter and parking lot landscaping specified by the included conditions of approval and the requirements of Title 19.08.

Mr. Justin Michaels
Shadowland, LLC
SDR-71570 [PRJ-71531] - Page Three
April 19, 2018

15. 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.
16. Conformance with all Title 19.12 Conditional Use regulations associated with the Parking Facility use.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Unless otherwise allowed in the approved Traffic Impact Analysis, dedicate a bus turn out in accordance with Standard Drawing number 234.4 prior to the issuance of permits for this site. The bus turn out shall be constructed concurrent with on-site development activities.
19. Grant a 5-foot Public Pedestrian Access Easement along Charleston Boulevard prior to the issuance of permits for this site. This condition will not be enforced for areas already occupied by a building.
20. Grant a traffic signal chord easement at the southeast corner of Westwood Drive and Charleston Blvd prior to issuance of permits for this site.
21. As currently design, this site shall not be permitted control vehicular access. If a vehicular access control is proposed, a queuing analysis shall be submitted and must receive approval by the City Traffic Engineer. This may be addressed on the Traffic Impact Analysis.
22. Westwood Drive is a public street and may not be gated as indicated on the site plan.
23. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site on Charleston Boulevard 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.

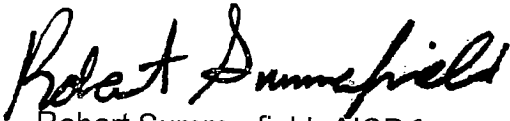
24. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements on Westwood Drive and Shadow Lane prior to submittal of construction drawings for this site. Fire Department access shall be maintained at all times per Fire Department Standards.
25. Landscape and maintain all unimproved right-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.
26. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Charleston Boulevard – Rancho Drive to Martin Luther King project, the West Charleston Bus Turnouts project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
27. 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.
28. 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 drainage ways 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.

Mr. Justin Michaels
Shadowland, LLC
SDR-71570 [PRJ-71531] - Page Four
April 19, 2018

29. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

The Notice of Final Action was filed with the Las Vegas City Clerk on April 19, 2018.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Ms. Lora Dreja
Brown, Brown & Premsrut
520 South Fourth Street
Las Vegas, Nevada 89101