



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

May 17, 2018

Mr. Amer Panou
Stewart Plaza, LLC
1736 North Nellis Boulevard, Suites D-E
Las Vegas, Nevada 89115

**RE: SDR-72189 [PRJ-72109] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-72182, SUP-72188 AND SUP-72667
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Panou:

The City Council at a regular meeting held on May 16, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 4,110 SQUARE-FOOT GENERAL RETAIL STORE (CONVENIENCE STORE) WITH FUEL PUMPS [CANOPY] AND A 900 SQUARE-FOOT CAR WASH WITH WAIVERS TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED AND TO ALLOW THE CAR WASH BAY TO FACE THE PUBLIC RIGHT-OF-WAY WHERE SUCH IS NOT PERMITTED on a portion of 2.83 acres at the northwest corner of Stewart Avenue and Mojave Road (APN 139-36-603-001), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-72109].

This approval is subject to the following conditions:

Planning

1. An additional four 24-inch box trees and shrubs shall be provided in the Stewart Avenue buffer in front of the car wash opening.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-72182) and Special Use Permit (SUP-72189) 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 building elevations and floor plans, date stamped 11/27/17; and the site plan date stamped 02/13/18 and landscape plan date stamped 02/12/18 and except as amended by conditions herein.

5. Collection areas and dumpsters [trash enclosure(s)] shall be sufficient in size and number to meet the needs of the development and be constructed in compliance with Title 19.08.040(E)(4)(b).
6. The Trash Enclosure and Mechanical Equipment shall be screened in accordance with Title 19.08.040(E)(4).
7. A Waiver from Title 19.08 is hereby approved, to allow the building to not be oriented to the corner where such is required.
8. A Waiver from Title 19.08 is hereby approved, to allow the car wash bays to face the public right-of-way where such is not allowed.
9. An Exception from Title 19.08 to allow six parking lot landscape islands where ten is required is hereby approved.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. Prior to or concurrent with building permit submittal, submit revised site and landscape plans depicting the required multi-use non-equestrian trail corridor along the Mojave Road frontage to the Department of Planning for review. The corridor shall comply with Exhibit 2 Multi-Use Transportation Trail in the Trails Element of the Las Vegas 2020 Master Plan.
13. 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:
 - Landscape buffer areas shall be planted with 24-inch box size, single trunk shade trees every 20 linear feet on center.
 - Parking lot islands shall be planted with 24-inch box size, single trunk shade trees.
 - A minimum of four, five-gallon shrubs shall be planted for every required tree.
 - The Multi-Use Non-Equestrian Trail shall be constructed and planted in accordance with Exhibit 2 of the Transportation and Trails Element of the Las Vegas 2020 Master Plan.

14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Prior to issuance of permits for this site, grant a 10-foot Multi-Use Non-Equestrian Trail Easement along Mojave Road as required by the City of Las Vegas Trails Element. Additionally, grant a Bus Shelter Pad Easement for the existing bus stop on Stewart Avenue adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
17. Construct the required Multi-Use Non-Equestrian Trail meeting the Trails Element Standards for the full parcel frontage on Mojave Road concurrent with on-site development activities.
18. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Stewart Avenue and Mojave Road adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
19. This site shall only be allowed one driveway on Stewart Avenue and one driveway on Mojave Road. These driveways are restricted to right-in/right-out only.
20. Landscape and maintain all unimproved rights-of-way, if any, 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.
21. Submit a License Agreement for landscaping and private improvements in the Stewart Avenue and Mojave Road public rights of way, if any, adjacent to this site prior to this 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 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term 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).

Mr. Amer Panou
Stewart Plaza, LLC
SDR-72189 [PRJ-72109] - Page Four
May 17, 2018

22. 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.
23. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 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