



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN

STEVEN G. SEROKA
MICHELE FIORE

SCOTT D. ADAMS
City Manager

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



cityoflasvegas
lasvegasnevada.gov

February 22, 2018

Ms. Susan Vogel
Health Plan of Nevada Inc.
2720 North Tenaya Way
Las Vegas, Nevada 89128

**RE: SDR-72190 [PRJ-71870] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 21, 2018**

Dear Ms. Vogel:

The City Council at a regular meeting held on February 21, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on a portion of 18.57 acres on the east side of Box Canyon Drive, north of Cathedral Rock Drive (APNs 138-15-710-023 and 138-15-810-012), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-71870].

This approval is subject to the following conditions:

Planning

1. Covered parking shall be prohibited adjacent to Box Canyon Drive.
2. A revised landscape plan shall be submitted to the Department of Planning illustrating the placement of additional landscaping along the entire alignment of Box Canyon Drive, as well as including parking lot landscape fingers, prior to or at the same time application is made for a building permit.
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 plan, landscape plan, and building elevations, date stamped 11/27/17, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

S. ✓

3. ✓

Ms. Susan Vogel
Health Plan of Nevada Inc.
SDR-72190 [PRJ-71870] - Page Two
February 22, 2018

7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Correct all Americans with Disabilities Act (ADA) deficiencies on sidewalks along Box Canyon Drive adjacent to 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.
11. 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.
12. Concurrent with development of this site, post a "No Left Turn" sign at the driveway facing the exiting traffic.
13. Submit a License Agreement for landscaping and private improvements in the Box Canyon Drive public rights-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 (702-229-4836).

Ms. Susan Vogel
Health Plan of Nevada Inc.
SDR-72190 [PRJ-71870] - Page Three
February 22, 2018

14. 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 February 22, 2018.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Tom Miller
Collins Engineers, Inc.
3130 S. Durango Drive, Suite #404
Las Vegas, Nevada 89117