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cityoflasvegas
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May 17, 2018

Mr. Jay Dapper
TEN15 Huntridge LLC
985 White Drive
Las Vegas, Nevada 89119

**RE: SDR-72792 [PRJ-72740] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Dapper:

The City Council at a regular meeting held on May 16, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR TWO PROPOSED RESTAURANTS TOTALING 4,020 SQUARE FEET, PARKING LOT MODIFICATIONS AND A WAIVER TO ALLOW 167 PARKING SPACES WHERE 198 PARKING SPACES ARE REQUIRED on 4.30 acres at 1144 East Charleston Boulevard (APN 162-03-513-008), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-72740].

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 03/15/18 and building elevations, date stamped 02/23/18, except as amended by conditions herein.
3. A Waiver from Title 19.08.040(H) is hereby approved, to allow a building setback of 40 feet from residentially zoned property where Residential Adjacency Standards require 84 feet, and to allow a trash enclosure setback of 23 feet where Residential Adjacency Standards require 50 feet.
4. A Waiver from Title 19.12.070 is hereby approved, to allow 167 parking spaces where 198 spaces are required for the shopping center.

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Mr. Jay Dapper
TEN15 Huntridge LLC
SDR-72792 [PRJ-72740] - Page Two
May 17, 2018

5. An Exception from Title 19.08.040 is hereby approved, to allow seven (7) perimeter buffer trees along the east property line adjacent to new development where nine (9) 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. All utility or mechanical equipment shall comply with the provisions of LVMC Title 19 Appendix F Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
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 change from the conceptual landscape plan: 15-gallon trees shall be replaced by 24-inch box trees where shown along the east property line.
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. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Prior to the issuance of permits, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for the existing bus stop on Main Street adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required. Additionally, grant Public Pedestrian Access Easements for all public sidewalks located outside the public right of way.

Mr. Jay Dapper
TEN15 Huntridge LLC
SDR-72792 [PRJ-72740] - Page Three
May 17, 2018

14. Correct all Americans with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Maryland Parkway 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. The "pan style" driveways on Maryland Parkway may remain as long as the sidewalk path along Maryland Parkway complies with Americans with Disabilities Act (ADA) guidelines.
15. 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.
16. 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.
17. 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.

Mr. Jay Dapper
TEN15 Huntridge LLC
SDR-72792 [PRJ-72740] - Page Four
May 17, 2018

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" written in a larger, more prominent script than the last name "Summerfield".

Robert Summerfield, AICP*

Director

Department of Planning

RTS:PL:clb

cc: Ms. Liz Duncan
Bunnyfish Studio
208 South Maryland Parkway, Suite A
Las Vegas, Nevada 89101