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**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

Isaiah 55:11 Series Micah 6:8
c/o Hollier Lawson
10420 Designata Avenue
Las Vegas, Nevada 89135

**RE: SDR-72808 [PRJ-72701] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO MOD-72805, VAR-72806 AND SUP-72807
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Applicant:

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 61,142 SQUARE-FOOT SHOPPING CENTER WITH WAIVERS TO ALLOW A THREE-FOOT FRONT YARD SETBACK WHERE 15 FEET IS REQUIRED; A THREE-FOOT REAR YARD SETBACK WHERE 20 FEET IS REQUIRED; A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED; A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED; A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE EAST, WEST AND SOUTH PROPERTY LINES WHERE EIGHT FEET IS REQUIRED; AND TO ALLOW 11 PERCENT OF OPEN SPACE WHERE 20 PERCENT IS REQUIRED on a portion of 5.68 acres at the southwest corner of Rome Boulevard and Riley Street (APN 125-20-802-003), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use - Town Center) and MS-TC (Main Street Mixed Use - Town Center) Special Land Use Designation] [PROPOSED: SC-TC (Service Commercial - Town Center)], Ward 6 (Fiore) [PRJ-72701].

This approval is subject to the following conditions:

Planning

1. Additional trees shall be provided on the eastern portion of the project area.
2. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-72805), Variance (VAR-72806), and Special Use Permit (SUP-72807) 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 plan, landscape plan, and building elevations, date stamped 02/27/18, except as amended by conditions herein.
5. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow three-foot front yard setback where 15 feet is required.
6. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow three-foot rear yard setback where 20 feet is required.
7. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow zero-foot side yard setback where 10 feet is required.
8. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow three-foot wide landscape buffer along a portion of the north property line where 15 feet is required.
9. A Waiver from Title 19.08 is hereby approved, to allow zero-foot wide landscape buffer along a portion of the east, west, and south property lines where eight feet is required.
10. A Waiver from Title 19.10 is hereby approved, to allow 11 percent of open space where 20 percent is required.
11. A Waiver of the Town Development Standards Manual is hereby approved, to allow the same level of detail to not occur on all four sides of the proposed buildings where such is required.
12. 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.
13. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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 the following changes from the conceptual landscape plan:
 - Landscape buffer areas shall be planted with one, 24-inch box tree every 20 feet on center with plant materials in accordance with the Town Center Development Standards Manual.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Dedicate appropriate right-of-way for a cul-de-sac meeting current City standards at the south edge of Riley Street prior to the issuance of permits for this site, or in conjunction with a Map subdividing this site, whichever occurs first.
18. Construct all half-street improvements meeting Town Center Development Standards on Rome Boulevard adjacent to the portion of this site proposed for development, including appropriate transition paving, concurrent with the development of this site. Also, extend temporary asphalt sidewalk eastward along Rome Boulevard for pedestrian continuity to the intersection of Riley Street. Required improvements for the remainder of Rome Boulevard and Riley Street may be deferred subject to a Covenant Agreement guaranteeing such future improvements.
19. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Town Center Development Standards that are deferred by this action. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

20. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
21. 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.
22. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Appropriate fire lanes and turning radii shall be provided at the rear of the structure.
23. Submit a License Agreement for landscaping and private improvements in the Rome Boulevard public right-of-way 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 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).
24. 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. 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. If

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additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. 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.

25. 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: Mr. Matt Huss
Great American Capital
8350 West Sahara Avenue, Suite #210
Las Vegas, Nevada 89117

Mr. Tony Celeste
Keampfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135