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cityoflasvegas
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July 19, 2018

Vu Luu, Managing Member
Mohawk Charleston, LLC
3017 East Charleston Boulevard, Suite #20
Las Vegas, Nevada 89102

**RE: SDR-73289 [PRJ-73238] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-73287, SUP-73288 AND VAC-73284
CITY COUNCIL MEETING OF JULY 18, 2018**

Dear Applicant:

The City Council at a regular meeting held on July 18, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 48,375 SQUARE-FOOT OFFICE DEVELOPMENT WITH WAIVERS TO ALLOW A 10-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER, AN EIGHT-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER, AND A FOUR-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED; AND A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE EIGHT FEET IS REQUIRED on 1.75 acres at the northeast corner of Charleston Boulevard and Mohawk Street (APNs Multiple), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73238].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-73287), Special Use Permit (SUP-73288) and Vacation (VAC-73284) shall be required.
2. 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.
3. All development shall be in conformance with the site plan date stamped 05/15/18; and landscape plan and building elevations date stamped 04/25/18, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a 10-foot wide landscape buffer along a portion of the south perimeter where 15 feet is required.
5. A Waiver from Title 19.08 is hereby approved, to allow an eight-foot wide landscape buffer along a portion of the west perimeter where 15 feet is required.

6. A Waiver from Title 19.08 is hereby approved, to allow a four-foot wide landscape buffer along a portion of the north perimeter where 15 feet is required.
7. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer along the east perimeter where eight feet is required.
8. The existing Off-Premise Sign shall be demolished prior to the issuance of building permits for the primary structure, and Special Use Permit (U-0084-86) shall be expunged. A new Off-Premise Sign shall not be permitted in the same location unless a Special Use Permit is approved for the new structure by the City Council.
9. The existing Freestanding Sign shall be demolished prior to the issuance of building permits for the primary structure.
10. Handicap parking stalls shall be provided in accordance with Title 19.08.110 and 19.18.030(D).
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 the following changes from the conceptual landscape plan:
 - Parking lot screening shall be provided within the landscape buffer adjacent to Alpine Place in conformance with Title 19.08.110, and a 24-inch box shade tree shall be required every 15 linear feet with four, 5-gallon shrubs for every required tree.
 - A root barrier shall be provided for each required tree within the four-foot landscape buffer adjacent to Alpine Place.
 - The south and west landscape buffers shall provide one, 24-inch box shade tree every 20 linear feet with four, 5-gallon shrubs for every required tree.
 - Each landscape median shall provide one, 24-inch box shade tree with four, 5-gallon shrubs

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. Where such does not already exist, dedicate 30-feet of right-of-way adjacent to this site for Mohawk Street and 30-feet for Alpine Street along with a 25-foot radius on the northeast corner of Charleston Boulevard and Mohawk Street adjacent to this site prior to the issuance of any permits. Additionally, dedicate and construct a right turn lane on Charleston Boulevard concurrent with on-site development activities.
18. 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.
19. 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.
20. 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.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the west Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
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. 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

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noted as not required in the approved Traffic Impact Analysis. If 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.

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 July 19, 2018.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:SG:clb:nl

cc: Mr. Richard Rock
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