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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

September 6, 2018

Mr. Dominique Doumani
Doumani Holdings, LLC
23 Sun Glow Lane
Las Vegas, Nevada 89135

**RE: SDR-73504 [PRJ-73462] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-73502 AND SUP-73503
CITY COUNCIL MEETING OF SEPTEMBER 5, 2018**

Dear Mr. Doumani:

The City Council at a regular meeting held on September 5, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 8,243 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED; TO ALLOW A 12-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PERIMETER AND A 14-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED; AND A SIX-FOOT LANDSCAPE BUFFER ON THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED on 1.50 acres at the northwest corner of Lake Mead Boulevard and Decatur Boulevard (APNs 138-24-611-060 through 062), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-73462].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-73502) and Special Use Permit (SUP-73503) 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, landscape plan, and building elevations, date stamped 07/23/18, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a six-foot landscape buffer on the west perimeter where eight feet is required.
5. A Waiver from Title 19.08.040(B)(6)a is hereby approved, to not orient the building to the corner where such is required.

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6. An Exception from Title 19.08.030 is hereby approved, to allow 12 interior parking island trees where 19 are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. 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.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. 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 Lake Mead Boulevard adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.

15. Construct half-street improvements on Sawyer Avenue and all incomplete improvements (sidewalk) on Decatur Boulevard per current City of Las Vegas standards 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.
16. Remove all unused driveways and correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Lake Mead Boulevard and Decatur Boulevard 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.
17. 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.
18. Extend public sewer in Sawyer Avenue to the west boundary of this site concurrent with on-site development activities. If parcels are combined, public sewer shall be serviced through the required extension in Sawyer Avenue. If parcels are not combined, each lot must have an independent connection to a public sewer main as approved by the Sanitary Sewer Section of the Department of Public Works.
19. Landscape and maintain all unimproved right-of-way 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.
20. Submit a License Agreement for landscaping and private improvements in the Lake Mead Boulevard, Decatur Boulevard and Sawyer Avenue 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).

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21. 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 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.
22. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2018.

Sincerely,



Robert Summerfield, AICP-2
Director
Department of Planning

RTS:PL:clb

cc: Ms. Suzana Rutar
Suzana Rutar Architect, Ltd.
1950 East Warm Springs Road
Las Vegas, Nevada 89119