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cityoflasvegas
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November 26, 2018

Mr. David Saltman
VFR-Southwest Desert Equities, LLC
8215 South Eastern Avenue, Suite #205
Las Vegas, Nevada 89123

**RE: SDR-73576 [PRJ-73487] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-73572, ZON-73573 AND SUP-73574
CITY COUNCIL MEETING OF NOVEMBER 21, 2018**

Dear Mr. Saltman:

The City Council at a regular meeting held on November 21, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 9,043 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH A WAIVER TO ALLOW BUILDINGS TO NOT BE ORIENTED TO THE CORNER AND STREET FRONTAGES WHERE SUCH IS REQUIRED on 2.02 acres at the southeast corner of Clark County 215 and Hualapai Way (APN 125-19-401-002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-73487]

This approval is subject to the following conditions

Planning

- 1 Approval of a General Plan Amendment (GPA-73572) and Rezoning (ZON-73573) and approval of and conformance to the Conditions of Approval for a Special Use Permit (SUP-73574) 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 09/04/18, landscape plan date stamped 09/25/18 and building elevations, date stamped 08/23/18, except as amended by conditions herein
- 4 A Waiver from Title 19.08.040 is hereby approved, to allow buildings to be set back behind the setback lines along Hualapai Way and Darling Road where required to be located at the front and corner of the site at the minimum setback line

- 5 An Exception from Title 19 08 110 is hereby approved, to allow 23 parking lot trees where 24 trees are required (one every six uncovered spaces and at the ends of each parking row)
- 6 The parking row along the south property line shall be screened from Darling Road by a low wall or berm with a maximum height of 30 inches, a solid living hedge of approximately 36 inches or some other screening method as approved by the Department of Planning. The site plan and landscape plan shall be revised to indicate how the parking area will be screened.
- 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 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 show a five-foot sidewalk and five-foot amenity zone within the Darling Road right-of-way as required by Title 19 04 200.
- 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

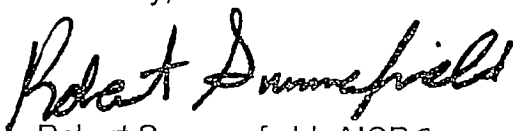
- 13 Construct all half-street improvements meeting Current City Standards (detached sidewalks) on Hualapai Way and Darling Road concurrent with the development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Grant appropriate Public Pedestrian Access Easements if needed
14. Extend public sewer in Hualapai Way from Centennial Parkway to this site at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.
- 15 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
16. Landscape and maintain all unimproved rights-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
- 17 Submit a License Agreement for landscaping and private improvements in the Hualapai Way and Darling Road public rights of way, if any, 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 (702-229-4836)

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18. 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.
19. 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 drainage ways 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 November 26, 2018

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL clb

cc Mr. John Carroll
Pliris Design Studio
1980 Festival Plaza Drive
Las Vegas, Nevada 89135