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cityoflasvegas
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December 6, 2018

Mr. Simon C. Key, VP
Citybank, N.A.
14700 Citycorp Drive
Heagerstown, Maryland 21742

**RE: SDR-74306 [PRJ-74253] - ABEYANCE ITEM - SITE
DEVELOPMENT PLAN REVIEW RELATED TO SUP-74305
CITY COUNCIL MEETING OF DECEMBER 5, 2018**

Dear Applicant:

The City Council at a regular meeting held on December 5, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 844 SQUARE-FOOT GENERAL RETAIL STORE, OTHER THAN LISTED [COFFEE SHOP] AND A 4,617 SQUARE-FOOT CAR WASH, FULL SERVICE WITH A WAIVER TO ALLOW A FOUR-FOOT LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 2.82 acres on the south side of Sahara Avenue, approximately 413 feet west of Lake Sahara Drive (APN 163-08-513-002), C-1 (Limited Commercial) Zone, Ward 2 (Seroka) [PRJ-74253].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special use Permit (SUP-74305) shall be required, if approved.
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 building elevations stamped 08/23/18 and the site and landscape plans stamped 09/06/18, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow a five-foot landscape buffer along the east property line and a four-foot landscape buffer along the west property line.

5. An Exception from Title 19.08.110(C)(12) is hereby approved, to allow four parking lot landscape islands where seven 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. 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.
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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

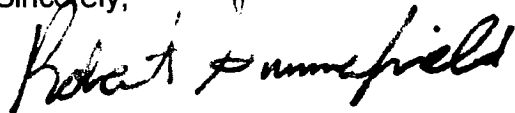
Public Works

11. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
12. 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.
13. Connect to public sewer at a location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Public sewer is located in Lake Sahara Drive, approximately 400 feet north of Lake East Drive (a private pump station may be needed). Alternatively, construct public sewer in Sahara Avenue from this site to Durango Drive, at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.

14. The median opening in Sahara Avenue shall be restricted to left-in only access; lefts out will be prohibited from the driveway on Sahara Avenue.
15. 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.
16. 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 December 6, 2018.

Sincerely,



Robert Summerfield, AICP⁷²
Director
Department of Planning

RTS:PL:nl

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cc:

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BP Holdings, Inc.
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Las Vegas, Nevada 89135

Mr. John Carroll
Pliris Design Studio
1980 Festival Plaza Drive, Suite #450
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