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DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

June 6, 2019

Gilcrease Nature Sanctuary
P. O. Box 750878
Las Vegas, Nevada 89136

**RE: SDR-75907 [PRJ-74896] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-75906 AND VAR-76015
CITY COUNCIL MEETING OF JUNE 5, 2019**

Dear Applicant:

The City Council at a regular meeting held on June 5, 2019 voted to **APPROVE** an Appeal of the Approval by the Planning Commission on a request for a Major Amendment to an approved Site Development Plan Review (SDR-43981) FOR THE PROPOSED 3,500 SQUARE-FOOT EXPANSION OF AN EXISTING COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY [NATURE SANCTUARY] on 7.88 acres at 8103 Racel Street (APN 125-09-401-033), Ward 6 (Fiore) [PRJ-74896].

This approval is subject to the following amended conditions:

Planning

1. Any publicly accessible areas shall be ADA compliant
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-75906) and Variance (VAR-76015) shall be required, if approved.
3. Conformance to the approved conditions for General Plan Amendment (GPA-43983), Rezoning (ZON-43982), and Site Development Plan Review (SDR-43981) required, except as amended herein.
4. 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.
5. All development shall be in conformance with the site plan, and building elevations, date stamped 03/19/19, except as amended by conditions herein.

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. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Construct all incomplete half-street improvements on Racel Street and Al Carrison Street in accordance with the approved Site Plan concurrent with on-site development as shown on the approved Phasing Plan. Racel Street may be constructed to a 60-foot width to match the adjacent street improvements. 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).). Alternatively, the applicant shall after 10 years design, but not construct off-site improvements for Al Carrison Street and Racel Street and post a bond for all improvements not constructed at this time on Al Carrison Street and Racel Street or make the appropriate improvement contribution required by Title 19.02.025 prior to the issuance of permits for this site.
11. 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 that are not constructed or bonded for at this time. 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.
12. Within 10 years from the date of this SDR approval or if directed sooner by Southern Nevada Health District, abandon all existing septic tank systems in accordance with Southern Nevada Health District regulations and connect to the City of Las Vegas public sewer system.

13. 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.
14. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment 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 landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
15. 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 June 6, 2019.

Sincerely,



Robert Summerfield, AICP *RS*
Director
Department of Planning

RTS:PL:clb:nl

cc: Gilcrease Nature Sanctuary
8103 Racel Street
Las Vegas, Nevada 89131

Mr. Jason Maheu
KC Camis Archtiect
652 Middlegate Road, Suite #8
Henderson, Nevada 89011