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LAS VEGAS, NV 89106
702.229.4830 | VOICE
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July 3, 2019

Mr. Daniel Reynolds
Lady Kyle, LLC
2284 Pacini Court
Henderson, Nevada 89052

**RE: SDR-76235 [PRJ-76179] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-76234
CITY COUNCIL MEETING OF JULY 3, 2019**

Dear Mr. Reynolds:

The City Council at a regular meeting held on July 3, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL CENTER CONSISTING OF A 6,000 SQUARE-FOOT TAVERN, A 5,100 SQUARE-FOOT RETAIL BUILDING AND AN 80-FOOT TALL FREESTANDING SIGN [WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN] WITH WAIVERS TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO A PORTION OF SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.66 acres on the east side of Oso Blanca Road, approximately 660 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-76179].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76234) 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 site plan, landscape plan and building elevations date stamped 05/14/19, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a ten-foot wide landscape buffer adjacent to the east property line where 15 feet is required.
5. A Waiver from Title 19.08 is hereby approved, to allow a portion of the landscape buffer adjacent to the south property line to be five feet where eight feet is required.

6. An Exception from Title 19.08 is hereby approved, to allow 'Yucca Schidigera' (Mojave Yucca) within the landscape buffer adjacent to the east property line.
7. An Exception from Title 19.08 is hereby approved, to allow two parking lot landscape islands where nine are required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - One, 24-inch box shade tree shall be planted every 20 linear feet adjacent to the south property line with four, 5-gallon shrubs for each required tree.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Where such does not exist, dedicate 7-feet of right-of-way for a total 40-foot half street width on Oso Blanca Road adjacent to this site prior to the issuance of off-site permits or concurrent with the recordation a Final Map, whichever occurs first.
14. Construct complete half-street improvements on Oso Blanca Road to including appropriate overpaving and transition paving to meet City standards concurrent with on-site development activities. Prior to submittal of construction drawings, meet with City Traffic Engineer to determine the final roadway lane geometry for the 40-foot half street. All existing off-site improvements damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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. Construct oversized public sewer in Oso Blanca Road from its current terminus to the north edge of this site, at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Coordinate with the Sanitary Sewer Planning Section to execute an Oversizing Agreement to be reimbursed for the cost difference of constructing an oversized sewer versus the minimum required 8-inch sewer in Oso Blanca Road. Alternatively, only construct an oversized "dry" sewer in Oso Blanca Road from Skye Village Road to the north edge of this sewer, pay sewer connection fees, and obtain permits from Southern Nevada Health District (SNHD) for temporary above-ground holding tanks until such time as the oversized sewer in Oso Blanca Road downstream of Skye Village Road is completed by others. Coordinate with the Sanitary Sewer Planning Section to execute an Oversizing Agreement to be reimbursed for the cost difference of constructing an oversized sewer versus an 8-inch sewer.
17. Concurrent with development of this site, coordinate with the Nevada Department of Transportation (NDOT) for any required Control of Access requirements within their right-of-way. Future driveway movements may be restricted by NDOT or the City of Las Vegas Traffic Engineer. Additionally, Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Oso Blanca Road public right-of-way, if any, adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
18. 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.
19. Submit a License Agreement for landscaping and private improvements in the Oso Blanca Road public rights of way 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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20. 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. 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.
21. 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 or the submittal of a map for this site, 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 July 3, 2019.

Sincerely,



Robert Summerfield, AICP

Director

Department of Planning

RTS:PL:clb

cc: Mr. Doug Rankin
G.C. Garcia, Inc.
1055 Whitney Ranch Drive, Suite #210
Henderson, Nevada 89014