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**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

September 5, 2019

Mr. Royal Byron III
2000 Ekanger Circle
Las Vegas, Nevada 89106

**RE: SDR-76682 [PRJ-76657] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-76856 AND VAR-76681
CITY COUNCIL MEETING OF SEPTEMBER 4, 2019**

Dear Mr. Byron:

The City Council at a regular meeting held on September 4, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED TWO STORY, 3,569 SQUARE-FOOT COMMERCIAL BUILDING WITH A WAIVER TO NOT ALIGN THE BUILDING WITH THE STREET FRONTAGE WHERE SUCH IS REQUIRED on 0.33 acres at 1364, 1376 and 1388 Miller Avenue (APNs 139-21-510-075 through 077), C-2 (General Commercial) Zone, Ward 5 (Crear) [PRJ-76657].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76687) 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, elevations, and landscape plan stamped 06/03/19, except as amended by conditions herein.
4. The refuse collection area shall have a roof or trellis structure.
5. 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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Grant pedestrian access easements for all public sidewalks located outside the public right-of-way.
12. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Miller Avenue 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. Remove all unused driveway cuts adjacent to this site, if any, and replace with new 'L' curb and sidewalk meeting current City Standards prior to occupancy of this site.
13. Submit for approval by the City Traffic Engineer a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

14. Landscape and maintain all unimproved rights-of-way, if any, 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.
15. Submit a License Agreement for landscaping and private improvements in the Miller Avenue public rights-of-way, if any, adjacent to this site 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term 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).
16. 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 5, 2019.

Sincerely,



Peter Lowenstein, AICP®
Deputy Planning Director
Department of Planning

PL:clb

cc: Mr. Jason Maheu
KC Camis Architect
652 Middlegate Road, Suite B
Henderson, Nevada 890011