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**DEVELOPMENT
SERVICES CENTER**

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cityoflasvegas
lasvegasnevada.gov

March 19, 2020

Hovspeian Hamlet
Land Capital Partners, LLC
1601 East Charleston Boulevard, Suite #100
Las Vegas, Nevada 89104

**RE: ABEYANCE - SDR-76941 [PRJ-75615] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO VAR-76939 AND VAR-76940
CITY COUNCIL MEETING OF MARCH 18, 2020**

Dear Applicant:

The City Council at a regular meeting held on March 18, 2020 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED 5,031 SQUARE-FOOT COMMERCIAL SHELL BUILDING WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 0.37 acres at the southwest corner of Charleston Boulevard and Hillside Place (APNs 162-02-111-040 and 041), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-75615].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76939) and Variance (VAR-76940) 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 site and landscape plans, date stamped 12/16/19, floor plan and building elevations, date stamped 06/27/19, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a five-foot wide landscape buffer where 15 is required adjacent to the east property line.

5. A Waiver from Title 19.08 is hereby approved, to allow a three-foot wide landscape buffer where eight is required adjacent to the west property line.
6. An Exception from Title 19.08 is hereby approved, to allow three trees where six are required within the west perimeter landscape buffer.
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. 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.
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.
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. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Charleston Boulevard and Hillside Street 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. 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.
15. This site shall connect to the public sewer in Hillside Place.
16. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Flamingo – Boulder Highway – Charleston Storm Drain and Maryland Storm Drain project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
17. 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.
18. Submit a License 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.
19. 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 for the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

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Land Capital Partners, LLC
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The Notice of Final Action was filed with the Las Vegas City Clerk on March 19, 2020.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Summerfield".

Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Chris Dyka
Greene-Tindall
3047 East Warm Springs Road, Suite #500
Las Vegas, Nevada 89120