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December 21, 2019

Pacific Land Fund I, LLC
2801 North Tenaya Way, Suite C
Las Vegas, Nevada 89128

**RE: SDR-77387 [PRJ-77343] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-77383, ZON-77384, SUP-77385 AND SUP-77386
CITY COUNCIL MEETING OF DECEMBER 4, 2019**

Dear Applicant:

The City Council at a regular meeting held on December 4, 2019 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED 108,584 SQUARE-FOOT SHOPPING CENTER WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS AND TO NOT ORIENT THE BUILDINGS TO THE CORNER OR THE STREET FRONTAGE WHERE SUCH IS REQUIRED on 12.63 acres at the northwest corner of Iron Mountain Road and Skye Village Road (APNs 126-01-801-009, 018 and 019), U (Undeveloped) [PCD (Planned Community Development) and SC (Service Commercial) General Plan Designations] Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77343].

This approval is subject to the following conditions:

Planning

1. Approval of General Plan Amendment (GPA-77383) and Rezoning (ZON-77384); approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-77385) and Special Use Permit (SUP-77386) 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 and landscape plan date stamped 10/28/19; and building elevations date stamped 09/08/19, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to not orient the buildings to the corner or the street frontage where such is required for buildings on corner lots.

5. An Exception from Title 19.08 is hereby approved, to allow 90 parking lot trees where 117 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. 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.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - All plant materials are to be selected from the Southern Nevada Regional Planning Coalition Regional Plant List as required by Title 19.08.
 - Palm trees are only to be used as an accent tree and not as a required tree within the landscape buffers and parking lot islands.
 - A 15-foot wide landscape buffer shall be provided adjacent to the south property line (Iron Mountain Road).
 - A 15-foot wide landscape buffer shall be provided adjacent to the east property line (Skye Village Road).
10. 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.
11. 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.

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

Public Works

13. Prior to the issuance of permits, dedicate 40 feet for Iron Mountain Road, 40 feet for Skye Village Road, the appropriate right-of-way for dual left turn lanes per Standard Drawing 201.1, a bus turnout/deceleration lane on Iron Mountain Road, a right turn lane on Skye Village Road, and right turn lanes for driveways on Skye Village Road unless the approved Traffic Impact Analysis specifically states right turn lanes on Skye Village Road is not required. Additionally, grant a Traffic Signal Chord Easement at the northwest corner of Iron Mountain Road and Skye Village Road.
14. Concurrent with development, construct half-street improvements on Iron Mountain Road, Skye Village Road and the unnamed road (Ruffian Road alignment) along the west edge of this site with appropriate overpaving and transition paving. Provide paved, legal access to this site prior to the issuance of any building permits. Additionally, construct traffic signal undergrounds at the northwest corner of Iron Mountain Road and Skye Village Road with turn lanes as required in the approved Traffic Impact Analysis.
15. Extend public sewer along the full frontage of the unnamed road (Ruffian Road alignment) along the west edge of this site at a depth and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
16. If not already constructed by others, construct oversized sewer in Iron Mountain Road and Grand Canyon Drive from Oso Blanco Road/Drake Road and contact the Sanitary Sewer Section of the Department of Public Works to enter into an oversizing agreement to be reimbursed the cost difference between constructing an oversized sewer versus an 8-inch sewer.
17. 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.

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 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.
20. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall include 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. 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.

21. 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 December 5, 2019.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Tower Industries, Inc.
5699 Happy Canyon Road
Santa Ynez, California 93460

Mr. Bob Gronauer
Kaempfer Crowell
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Las Vegas, Nevada 89135