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cityoflasvegas
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January 16, 2020

Mr. Noah Allison
CM Sagebrush 1-3082, LLC
3191 East Warm Springs Road
Las Vegas, Nevada 89120

**RE: SDR-77630 [PRJ-77555] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-77627, SUP-77628, SUP-77629 AND TMP-77631
CITY COUNCIL MEETING OF JANUARY 15, 2020**

Dear Mr. Allison:

The City Council at a regular meeting held on January 15, 2020 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT CONSISTING OF A 3,000 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH; A 3,000 SQUARE-FOOT CONVENIENCE STORE WITH FUEL PUMPS AND CANOPY; AND A 5,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO NOT ORIENT THE BUILDING TO THE CORNER AND STREET FRONTAGE WHERE SUCH IS REQUIRED on 2.61 acres at the southwest corner of Kyle Canyon Road and Oso Blanca Road (APNs 126-01-702-007 and 008), C-1 (Limited Commercial) and U (Undeveloped) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Fiore) [PRJ-77555].

This approval is subject to the following conditions:

Planning

1. Prior to the issuance of building permits, an updated landscape plan will be submitted replacing all projected 24" box trees with 36" box trees.
2. Approval of Rezoning (ZON-77627); and approval of and conformance to the Conditions of Approval for Special Use Permits (SUP-77628 and SUP-77629), and Tentative Map (TMP-77631) shall be required.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, stamped 10/14/19, except as amended by conditions herein.
5. A Waiver from Title 19.08 is hereby approved, to allow the buildings to not orient to the corner and to the street fronts, and not make a strong tie to the building lines of each street where such is required.

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6. A Waiver from Title 19.08 is hereby approved, to allow a seven-foot landscape buffer where 15 feet is required adjacent to the west property line.
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. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. A Petition of Vacation to eliminate existing Patent Easements in conflict with this site shall record prior to the issuance of any permits or the recordation of a Final Map for this site, whichever may occur first.
13. Coordinate with the Nevada Department of Transportation (NDOT) for the appropriate dedication of Kyle Canyon Road adjacent to this site.
14. Concurrent with development, construct half-street improvements on Kyle Canyon Road, Oso Blanca Road and the unnamed road (Ruffian Road alignment) along the west edge of this site with appropriate overpaving and transition paving.

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15. Construct approximately 3,800 feet of oversized public sewer in Oso Blanca Road from its current terminus to Kyle Canyon Road at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Contact the Sanitary Sewer Planning Section prior to civil plan submittal to discuss an Oversizing Agreement to be reimbursed for some of the construction costs associated with an oversized sewer.
16. 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.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Kyle Canyon Road and Oso Blanca Road public rights-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
18. Submit a License Agreement for landscaping and private improvements in 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).
19. No left turns shall be allowed on Oso Blanca Road and Kyle Canyon Road.
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 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,

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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. The Traffic Impact Analysis required by TMP-77631 may be used to satisfy this condition.

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, submittal of any construction drawings, or the recordation of a map, 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 Drainage Study required by TMP-77631 may be used to satisfy this condition.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 16, 2020.

Sincerely,



Robert Summerfield, AICP[™]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Raffi Tufenkjian
Series of Oxylus, LLC
3333 East Serene Avenue, Suite #150
Henderson, Nevada 89074

Ms. Elisha Scrogum
Taney Engineering
6030 South Jones Boulevard
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