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cityoflasvegas
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May 21, 2020

Ms. Macie Hertoghe
LDR Partners
3775 North Freeway, Suite #101
Sacramento, California 95834

**RE: SDR-78460 [PRJ-78379] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-78454, VAR-78455 AND VAR-78456
CITY COUNCIL MEETING OF MAY 20, 2020**

Dear Ms. Hertoghe:

The City Council at a regular meeting held on May 20, 2020 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 10,010 SQUARE-FOOT RETAIL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW THE SOUTH FACADE TO NOT BE DESIGNED AND TREATED COHERENTLY WHERE ALL SIDES OF THE BUILDING ARE REQUIRED on 0.52 acres at the southeast corner of Charleston Boulevard and Westwind Drive (APNs 163-01-103-001 and 004), U (Undeveloped) [MXU (Mixed Use) General Plan Designation)] [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Knudsen) [PRJ-78379].

This approval is subject to the following amended conditions:

Planning

1. Approval of Rezoning (ZON-78454); and approval of and conformance to the Conditions of Approval for Variance (VAR-78455) and Variance (VAR-78456) 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 04/27/20, and building elevations, date stamped 02/24/20, except as amended by conditions herein.
4. Three handicap parking stalls shall be provided in accordance with Title 19.

5. The existing screen walls on the east and south property lines shall be demolished and constructed in accordance with Title 19.
6. The shipping container located at the rear of the tavern building at 5589 West Charleston Boulevard shall be removed 90 days after final approval.
7. A Waiver from Title 19.08 is hereby approved, to allow an eight-foot wide landscape buffer adjacent to the western property line where 15 feet is required.
8. A Waiver from Title 19.08 is hereby approved, to allow a nine-foot wide landscape buffer adjacent to the northern property line where 15 feet is required.
9. A Waiver from Title 19.08 is hereby approved, to allow the southern façade to not be designed and treated coherently.
10. An Exception from Title 19.08 is hereby approved, to allow 17 parking lot landscape islands where 20 is required.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. 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.
14. 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:
 - A minimum of three different shrub species shall be utilized within the landscape plan.
 - A minimum of two different shade tree species shall be utilized within the landscape plan.

- Seven, 24-inch box shade trees shall be planted in the perimeter landscape buffer adjacent to the north property line.
 - 16, 24-inch box shade trees shall be planted in the perimeter landscape buffer adjacent to the east property line.
 - All trees within the southern landscape buffer shall be a minimum of 36" box in size.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

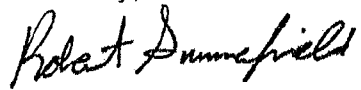
Public Works

17. Concurrent with development, dedicate a bus turnout and deceleration lane meeting the intent of Clark County Standard Drawing #234.4 for the existing bus stop on Charleston Boulevard unless otherwise allowed by the City Traffic Engineer.
18. The sidewalk along Charleston Boulevard and Westwind Drive adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Revise existing onsite parking so as to eliminate conflicts with public rights-of-way.
19. Landscape and maintain all unimproved right-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.
20. 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.

Ms. Macie Hertoghe
LDR Partners
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The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2020.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive style with a large, stylized 'R' and 'S'.

Robert Summerfield, AICP *RL*
Director
Department of Planning

RTS:PL:clb

cc: Mr. John Curran
Dapper Development
985 White Drive, Suite #100
Las Vegas, Nevada 89119