



**LAS VEGAS  
CITY COUNCIL**

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cityoflasvegas  
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December 9, 2020

Mr. Hank Gordon  
Grand Canyon Village, LLC  
10655 Park Run Drive, Suite #160  
Las Vegas, Nevada 89144

**RE: 20-0257-SUP1, 20-0257-SUP2, 20-0257-SUP3, 20-0257-SUP4, 20-0257-SUP5, 20-0257-SUP6, 20-0257-SDR1 AND 20-0257-TMP1  
PLANNING COMMISSION MEETING OF DECEMBER 8, 2020**

Dear Mr. Gordon:

The Planning Commission at a regular meeting held on *December 8, 2020* voted to **APPROVE** the following Land Use Entitlement project requests on 12.07 acres at the northeast corner of W Skye Canyon Park Dr and Grand Canyon Drive (APNs 125-07-601-009 and 010), Ward 6 (Fiore).

**20-0257-SUP1 - FOR PROPOSED BEER SALES.**

**20-0257-SUP2 - FOR PROPOSED WINE SALES.**

**20-0257-SUP3 - FOR PROPOSED GAMING (INCIDENTAL GAMING MACHINES ONLY).**

**20-0257-SUP4 - FOR A PROPOSED 4,931 SQUARE-FOOT CONVENIENCE STORE.**

**20-0257-SUP5 - FOR PROPOSED GASOLINE SALES.**

**20-0257-SUP6 - FOR A PROPOSED CAR WASH.**

**20-0257-SDR1 - FOR A PROPOSED 71,168 SQUARE-FOOT SHOPPING CENTER.**

**20-0257-SUP1 CONDITIONS**

Planning

1. Conformance to the approved conditions for Site Development Plan Review (20-0257-SDR1).

**20-0257-SUP1, 20-0257-SUP2, 20-0257-SUP3, 20-0257-SUP4, 20-0257-SUP5, 20-0257-SUP6, 20-0257-SDR1 AND 20-0257-TMP1- Page Two**  
**December 9, 2020**

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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**20-0257-SUP2 CONDITIONS**

Planning

1. Conformance to the approved conditions for Site Development Plan Review (20-0257-SDR1).
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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.

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

### **20-0257-SUP3 CONDITIONS**

#### Planning

1. Conformance to the approved conditions for Site Development Plan Review (20-0257-SDR1).
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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

### **20-0257-SUP4 CONDITIONS**

#### Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0257-SUP5), Special Use Permit (20-0257-SUP6) and Site Development Plan Review (0257-SDR1) 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 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.

**20-0257-SUP1, 20-0257-SUP2, 20-0257-SUP3, 20-0257-SUP4, 20-0257-SUP5, 20-0257-SUP6, 20-0257-SDR1 AND 20-0257-TMP1- Page Four  
December 9, 2020**

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**20-0257-SUP5 CONDITIONS**

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0257-SUP4), Special Use Permit (20-0257-SUP6) and Site Development Plan Review (0257-SDR1) 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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**20-0257-SUP6 CONDITIONS**

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0257-SUP4), Special Use Permit (20-0257-SUP5) and Site Development Plan Review (0257-SDR1) 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.

**20-0257-SUP1, 20-0257-SUP2, 20-0257-SUP3, 20-0257-SUP4, 20-0257-SUP5, 20-0257-SUP6, 20-0257-SDR1 AND 20-0257-TMP1- Page Five**  
**December 9, 2020**

3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**20-0257-SDR1 CONDITIONS**

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0257-SUP4), Special Use Permit (20-0257-SUP5) and Special Use Permit (20-0257-SUP6) 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 11/18/20, and building elevations date stamped 10/13/20, except as amended by conditions herein.
4. The stacking lane for pad "Major B" shall be revised to provide stacking for a minimum of six vehicles.
5. Per the Grand Canyon Village Master Development Plan and Design Standards, screen all refuse areas with 6-foot tall masonry walls on three sides, and with a trellis or roof, finished to coordinate with the architectural character of the project. Enclosures shall have opaque doors on the remaining fourth side.
6. Mechanical equipment screening shall be in compliance with the Grand Canyon Village Master Development Plan and Design Standards
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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. Upon approval of Tentative Map (200257-TMP1), the subject site will share a property line with property to the north that is zoned R-4 (High Density Residential) and intended for residential use. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material (brown) per the Grand Canyon Village Master Development Plan and Design Standards that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
11. 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, which 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:
  - Landscape materials shall be in compliance with the Grand Canyon Village Master Development Plan and Design Standards, Appendix B Grand Canyon Village Palette.
12. 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.
13. 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.

**20-0257-SUP1, 20-0257-SUP2, 20-0257-SUP3, 20-0257-SUP4, 20-0257-SUP5, 20-0257-SUP6, 20-0257-SDR1 AND 20-0257-TMP1- Page Seven**  
**December 9, 2020**

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

Public Works

15. Construct half-street improvements on Grand Canyon Drive and full-width street improvements on Oso Blanca including appropriate pavement transitioning where such does not already exist, per City Standards concurrent with the development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.
16. This site shall connect to the 30-inch sewer line in Oso Blanca Road.
17. Meet with the Environmental Compliance Section of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations of the Environmental Compliance Section prior to issuance of permits.
18. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the Oso Blanca Road public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
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. Submit a License Agreement for landscaping and private improvements in the Grand Canyon Drive and West Skye Canyon Park Drive public rights-of-way, if any, prior to the 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 within 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 applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

21. A Traffic Impact Analysis 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 subdividing this site, whichever may occur first. 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, 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. A Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works 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. 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 20-0257-TMP1 may be used to satisfy this condition.
22. 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 Drainage Plan and Technical Drainage Study required by 20-0257-TMP1 may be used to satisfy this condition.

This action by the Planning Commission on **December 8, 2020** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **December 21, 2020**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

**20-0257-SUP1, 20-0257-SUP2, 20-0257-SUP3, 20-0257-SUP4, 20-0257-SUP5, 20-0257-SUP6, 20-0257-SDR1 AND 20-0257-TMP1- Page Nine  
December 9, 2020**

The Planning Commission at a regular meeting held on *December 8, 2020* voted to **APPROVE** the following Land Use Entitlement project request:

**20-0257-TMP1 - GRAND CANYON COMMERCIAL - FOR A PROPOSED ONE-LOT COMMERCIAL SUBDIVISION.**

This approval is subject to the following conditions:

**20-0257-TMP1 CONDITIONS**

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0257-SUP4), Special Use Permit (20-0257-SUP5), Special Use Permit (20-0257-SUP6) and Site Development Plan Review (0257-SDR1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Construct half-street improvements on Grand Canyon Drive and full-width street improvements on Oso Blanca including appropriate pavement transitioning where such does not already exist, per City Standards. Such improvements shall be constructed or guaranteed prior to the issuance of permits or the recordation of a Map, whichever may occur first. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.

8. A Traffic Impact Analysis 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 subdividing this site, whichever may occur first. 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, 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. A Pedestrian Circulation/Access Plan must be submitted to and approved by the Department of Public Works 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. 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 20-0257-SDR1 may be used to satisfy this condition.
9. 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 Drainage Plan and Technical Drainage Study required by 20-0257-SDR1 may be used to satisfy this condition.
10. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
11. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction

plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

12. Comply with all applicable conditions of approval for Site Development Plan Review 20-0257-SDR1.

This action by the Planning Commission on **December 8, 2020** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **December 15, 2020**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP  
Deputy Planning Director  
Department of Planning

PL:n/clb

cc: Ms. Jennifer Lazovich  
Kaempfer Crowell  
1980 Festival Plaza Drive, Suite #650  
Las Vegas, Nevada 89135