



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

April 14, 2021

Mr. Jonathan Schwartz
Las Vegas Boulevard Development, LLC
6050 South Fort Apache Road, Suite #200A
Las Vegas, Nevada 89148

**RE: 21-0040-TMP1
PLANNING COMMISSION MEETING OF APRIL 13, 2021**

Dear Mr. Schwartz:

The Planning Commission at a regular meeting held on *April 13, 2021* voted to **APPROVE** the following Land Use Entitlement project request FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.17 acres at the northwest corner of Gass Avenue and Las Vegas Boulevard (APN 162-02-310-012) C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following 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. 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.
3. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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Public Works

5. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. The on-site sewers with a minimum pipe diameter of eight inches, and are located within dedicated public sewer easements, are public sewers.
 - II. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with the covenants, conditions, and restrictions that govern the subdivision.
 - III. The on-site sewer system is a common element of the commercial subdivision which is privately owned and which is maintained in accordance with a joint-use agreement applicable to the subdivision.
6. Per Title 19.16.060.W.3, provide a note on the Final Map that states "all subdivided parcels comprising this Subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."
7. Per Title 19.16.060.W.1, provide a note on the Final Map that states "All parcels created through this map shall have perpetual unobstructed access to all driveways servicing the overall subdivision unless incompatible uses can be demonstrated to the satisfaction of the City Engineer."
8. 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 the approval of the construction plans by the City. 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 the elimination of such deviations.

This action by the Planning Commission on **April 13, 2021** 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 **April 20, 2021**. 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.

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Sincerely,

A handwritten signature in black ink, appearing to read 'Eric McCammond', written over a horizontal line.

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:clb

cc: Mr. Dennis Wertzler
DRC Surveying Nevada, Inc.
7080 La Cienega Street, Suite #200
Las Vegas, Nevada 89119