



**LAS VEGAS  
CITY COUNCIL**

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cityoflasvegas  
lasvegasnevada.gov

April 14, 2021

Mr. Zak Bagans  
HMM Properties, LLC  
33 Promontory Ridge Drive  
Las Vegas, Nevada 89135

**RE: 21-0088-SDR1  
PLANNING COMMISSION MEETING OF APRIL 13, 2021**

Dear Mr. Bagans:

The Planning Commission at a regular meeting held on **April 13, 2021** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED PERMANENT PARKING LOT on 0.98 acres at 1133 South Las Vegas Boulevard (APN 162-03-112-034), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

**Planning**

1. 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.
2. All development shall be in conformance with the site plan and landscape plan, date stamped 02/18/21, except as amended by conditions herein.
3. Surface treatments including paving and striping shall be maintained in good condition at all times.
4. Bumpers or tire stops shall be provided for all parking stalls heading into a sidewalk, landscaped area, street, or alley. Each shall be installed at a minimum of two feet from the beginning of that sidewalk, landscaped area, street, or alley.
5. Any streetscape not implemented due to existing conditions shall require a Covenant Running with Land to obtain property owner's consent for future improvements.

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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. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

### **Public Works**

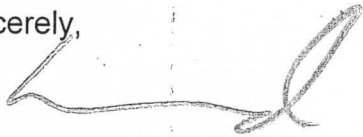
11. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
12. The ingress driveway on Park Paseo shall be constructed perpendicular to the right-of-way instead of angled in order to reduce conflict with the driveway to the east.
13. 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.

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14. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Las Vegas Blvd Capital Improvement Project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

This action by the Planning Commission on **April 13, 2021** 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 **April 26, 2021**. 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.

Sincerely,



Eric McCammond  
Senior Management Analyst  
Case Planning Division

EM:clb

cc: Mr. Jason Maheu  
KC Camis Architect  
652 Middlegate Road, Suite B  
Henderson, Nevada 89011