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DEPARTMENT OF PLANNING

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**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

October 23, 2019

Mr. Joseph Scala
Jazz Trust
6401 Centennial Center Blvd.
Las Vegas, Nevada 89149

**RE: ABEYANCE - SDR-77191 [PRJ-77038] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO VAR-77252, SUP-77188, SUP-77189,
SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314 AND
TMP-77192
PLANNING COMMISSION MEETING OF OCTOBER 22, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on October 22, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR PROPOSED 33,470 SQUARE-FOOT SHOPPING CENTER WITH A 1,200 SQUARE-FOOT OUTDOOR SEATING AREA AND A 445-UNIT, 69,000 SQUARE-FOOT MINI-STORAGE FACILITY WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL on 5.86 acres on the north side of Centennial Center Boulevard, approximately 1,710 feet west of Azure Drive (APN 125-28-510-001), T-C (Town Center) Zone, Ward 6 (Fiore) [PRJ-77038].

This approval is subject to the following amended conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77252), Special Use Permit (SUP-77188), Special Use Permit (SUP-77189), Special Use Permit (SUP-77190), Special Use Permit (SUP-77193), Special Use Permit (SUP-77315), Special Use Permit (SUP-77194), Special Use Permit (SUP-77314) and Tentative Map (TMP-77192) 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, landscape plan, and building elevations, date stamped 10/10/19, except as amended by conditions herein.

4. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow 15 percent open space where 20 percent is required. A revised site plan and landscape plan allowing a minimum of 15 percent open space must be submitted to and approved by the Department of Planning prior to the issuance of any building permit.
5. A Waiver from the Town Center Development Standards Manual and Title 19.08 is hereby approved, to allow an eight-foot wide landscape buffer adjacent to portions of the south property line where 15 feet is required.
6. A Waiver from the Town Center Development Standards Manual and Title 19.08 is hereby approved, to allow a zero-foot wide landscape buffer adjacent to portions of the north property line where eight feet is required.
7. A Waiver from the Town Center Development Standards Manual and Title 19.08 is hereby approved, to allow a seven-foot wide landscape buffer adjacent to portions of the west property line where 15 feet is required.
8. A Waiver from the Town Center Development Standards Manual and Title 19.08 is hereby approved, to not align the buildings with the corner or the street frontage where such is required.
9. A Waiver from the Town Center Development Standards Manual and Title 19.08 is hereby approved, to allow a parking lot 13 feet from the property line where 15 feet is required, and in front of the buildings where parking is to be located behind the building.
10. A Waiver from the Town Center Development Standards Manual and Title 19.08 is hereby approved, to allow the convenience store to not be located against the right-of-way and face the inside of the parcel where such is required.
11. A Waiver from the Town Center Development Standards Manual and Title 19.08 is hereby approved, to allow fuel pumps in front of a building and adjacent to right-of-way where such is not allowed.
12. A Waiver from the Town Center Development Standards Manual and Title 19.08 is hereby approved, to allow the drive through lane to wrap around three sides of the structure where only two sides are allowed.
13. 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.

14. A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for building permit to reflect the changes herein:
 - The loading zone adjacent to the flood channel access/drive way shall be modified to not encroach into the driveway and maintain a clear vehicular driveway.
15. Mechanical and electrical equipment for any use shall be screened from view per Section B.5.E of the Town Center Development Standards Manual.
16. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
17. 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:
 - Interior trees and shrubs are to be selected from the Southern Nevada Regional Planning Coalition Regional Plant List. All trees shall be 36-inch box size.
 - Four types of trees shall be used in combination throughout Town Center perimeter landscape buffer areas:
 - a. Palm Tree:
Washingtonia Robusta Hybrid (Mexican Fan Palm), at least 25 feet in height at the time of installation.
 - b. Shade Tree:
Fraxinus Velutina Rio Grande (Rio Grande Ash), at least 36 inch box or greater in size, with a minimum three inch caliper diameter at six inches above grade at time of nstallation.
 - c. Accent Tree:
Chitalpa Tashkentensis (Chitalpa), at least 36 inch box or greater in size, with a minimum three inch caliper diameter at six inches above grade at time of nstallation.
 - d. Flowering Tree:
Robinia Ambigua "Purple Robe" (Purple Robe Locust), at least 36 inch box or greater in size, with a minimum three inch caliper diameter at six inches above grade at time of nstallation.
 - The perimeter landscape buffer adjacent to Centennial Center Boulevard shall be planted in accordance with the Town Center Development Standards Manual for a Frontage/Loop Road.

- One, 36-inch box shade tree shall be planted every 20 feet on center with four, five-gallon shrubs for every required tree within the east, west and north landscape buffers.
 - Parking lot landscape islands/planters shall have a minimum width of five feet (clear distance between curbs for planting). Where parallel to the parking space, the length of the planter shall be equal to the length of the adjacent parking space.
18. 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.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

20. Prior to the issuance of permits for this site, dedicate 7 feet of right-of-way on Oso Blanca Road coupled with granting a 3-foot Traffic Appurtenance and Pedestrian Access Easement. Additionally dedicate a right turn lane on Centennial Center Boulevard on to Oso Blanca Road as determined by the accepted Traffic Impact Analysis for this site. Grant a Bus Shelter Pad Easement to the Regional Transportation Commission, unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
21. Construct off-site improvements on Centennial Center Boulevard as shown on the approved site plan and on Oso Blanca Road matching Nevada Department of Transportation's (NDOT) design concurrent with on-site development activities or prior to recordation of the Final Map for this site, whichever may occur first. 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.
22. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
23. 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.

24. Submit a License Agreement for landscaping and private improvements in the Centennial Center Boulevard and Oso Blanca Road public rights of way, if any, 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 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 (702-229-4836).
25. Contact the Transportation Engineering Office at 702-229-6327 to coordinate the development of this project with the Centennial Bowl Phase 3D Project (City of Las Vegas and Nevada Department of Transportation) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Transportation Engineering Manager.
26. 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 include a pedestrian circulation/access plan 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. 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. 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.

27. 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 submittal of a Map subdividing this site, 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.

This action by the Planning Commission on **October 22, 2019** 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 <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **November 4, 2019**. 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,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. Matthew Huss
Centennial 215 Plaza, LLC
8350 W. Sahara Avenue, Ste. 210
Las Vegas, Nevada 89117

Mr. Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Dr., Ste. 650
Las Vegas, Nevada 89135