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October 23, 2019

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

RE: ABEYANCE - TMP-77192 [PRJ-77038] - TENTATIVE MAP RELATED TO VAR-77252, SUP-77188, SUP-77189, SUP-77190, SUP-77193, SUP-77315, SUP-77194, SUP-77314 AND SDR-77191 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 Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION 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 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 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 Site Development Plan Review (SDR-77191) shall be required, if approved.
3. 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.
4. The Final Map shall contain a note granting perpetual common access and parking across the entire subdivision.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. 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 SDR-77191. 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. Required dedications and easements shall record on this Final Map, unless otherwise allowed by the City Engineer.
7. Construct off-site improvements on Centennial Center Boulevard as shown on SDR-77191 and on Oso Blanca Road matching Nevada Department of Transportation's (NDOT) design prior to recordation of the Final Map for this site. 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.
8. 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."
9. Per Title 19.16.060.W.2, sewer service for this commercial subdivision shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the face of the recorded Final Map:
 - I. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - II. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
10. Per Title 19.16.060.W.3, provide a note on the Final Map that states "All subdivided lots within this Final Map shall provide perpetual inter-lot drainage rights across all existing and future parcel limits." A technical drainage study shall be submitted and approved prior to further development of this site.

11. 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 recordation 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. The drainage study required by SDR-77191 may be used to satisfy this requirement.
12. 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.
13. Comply with all conditions of approval for Site Development Plan Review SDR-77191.

This action by the Planning Commission on **October 22, 2019** 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 <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **October 29, 2019**. 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

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PL:nl

cc:

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