



**LAS VEGAS
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December 9, 2015

Parris Robinson Eastern LLC
120 Presidential Way, Ste. 300
Woburn, MA 01801

**RE: SDR-61785 [PRJ-61694] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-61781
PLANNING COMMISSION MEETING OF DECEMBER 8, 2015**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 1,400 SQUARE-FOOT GENERAL RETAIL STORE (CONVENIENCE STORE WITH FUEL PUMPS) WITH A WAIVER TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on a 1.06-acre portion of a 24.06-acre parcel at the southwest corner of Craig Road and Jones Boulevard (portion of APN 138-02-702-001), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-61694], was considered by the Planning Commission on December 8, 2015.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-61781) 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 10/21/15, except as amended by conditions herein.
4. A Waiver from Title 19.08.040 is hereby approved, to allow the proposed convenience store to be placed away from the front and corner setback lines where placement at the corner is required.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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/city of las vegas

7. 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 show the proposed California Fan Palm trees with a minimum brown trunk height of 15 feet in conformance with Title 19 landscape standards.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. All rights-of-way and easements required by Condition #5 of TMP-60902 must be dedicated and granted prior to the issuance of permits for this site.
11. Per the approved Phasing Plan for TMP-60902, a minimum five-foot wide asphalt path along the entire length of Rancho Drive must be constructed or guaranteed prior to the issuance of permits for this site. If this temporary path is outside the public right-of-way, an appropriate public Pedestrian Access Easement must be granted for this path prior to issuance of permits for this site. An exception to the approved Phasing Plan for TMP-60902 is hereby granted and no construction of the second northbound left turn lane on Jones Boulevard at Craig Road is required with this project.
12. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways and replace with new improvements meeting current City Standards concurrent with development of this site. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks, if any, on Jones Boulevard and Craig Road adjacent to this site concurrent with on-site development activities. 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.
13. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Rancho CIP" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
14. All private improvements and landscaping 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.

15. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Craig Road and Rancho Drive public rights-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
16. 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. 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.
17. 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.
18. Site development to comply with all applicable conditions of approval for the Rancho/Craig Tentative Map (TMP-60902), and all other applicable site-related actions.

This action by the Planning Commission on **December 8, 2015** 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 **December 21, 2015**. 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
Planning Section Manager
Current Planning

PL:nl

cc:

Ms. Ann Pierce
Kaempfer Crowell
1980 Festival Plaza Drive
Las Vegas, Nevada 89135