



December 9, 2015

Mr. Xavier Seto  
Azure Development LLC  
825 Roseberry Drive  
Las Vegas, Nevada 89138

**LAS VEGAS  
CITY COUNCIL**

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CITY MANAGER

**RE: SDR-61862 [PRJ-61836] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO VAR-61860  
PLANNING COMMISSION MEETING OF DECEMBER 8, 2015**

Dear Applicant:

Your request for a Site Development Plan Review FOR A 31,050 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR) FACILITY (GAME COURTS) WITH WAIVERS OF TOWN CENTER PARKING LOT LANDSCAPING AND BUILDING FACADE REQUIREMENTS on 1.43 acres on the south side of Azure Drive, approximately 455 feet west of Tenaya Way (APN 125-27-222-014), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-61836], 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 Variance (VAR-61860) 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 and landscape plan, date stamped 10/26/15 and building elevations, date stamped 10/28/15, except as amended by conditions herein.
4. A Waiver from Town Center Development Standards Manual Sections C.1.A and C.1.D is hereby approved, to allow no visually interesting patterns and materials at ground level of the building where such is required and to allow no articulated roofline or cornice where required.
5. A Waiver from Town Center Development Standards Manual Section C.2.B is hereby approved, to allow seven parking lot landscape planter islands where eight islands are required.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
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/city of las vegas

6. Trash enclosures shall be gated and roofed per Title 19.08 standards.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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:
    - a. Per Town Center Loop Road Standards, provide Mexican Fan palm trees in alternating clusters of two and three trees of varying heights between 12 to 25-foot brown trunk height in the 15-foot landscape buffer along the north property line. The palms must be offset from the existing trees in the Azure Drive amenity zone. Provide five-gallon shrubs as groundcover to Town Center Development Standards Manual specifications for the Loop Road classification.
    - b. Per the Town Center Development Standards, provide two additional parking lot trees at the ends of parking rows.
    - c. Per the Town Center Development Standards, provide five shrubs of five-gallon size and five shrubs of one-gallon size per parking lot tree.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### Public Works

11. Grant a Multi-Use Non-Equestrian Trail Easement for all portions of the existing multi-use non equestrian trail adjacent to this site that are located outside of the Tenaya Way public right of way in accordance with Master Trails Plan concurrent with development of this site.
12. If not already constructed at the time of development, construct the driveway on Azure Drive to the east of this site for access. Additionally, construct a minimum 20-foot wide paved, access from this site to the driveway on the property located west of this site (APN #125-27-222-012) concurrent with development.

13. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. 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.
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. 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.
16. Site development to comply with all applicable conditions of approval for TM-0014-01 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