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October 11, 2016

Mr. Brent Tally  
Howard Keyes Trust  
5855 Van Nuys Blvd.  
Van Nuys, California 91401

**RE: SDR-66484 [PRJ-66300] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO SDR-66483  
PLANNING COMMISSION MEETING OF OCTOBER 11, 2016**

Dear Applicant:

Your request for a Site Development Plan Review FOR AN INTERIM AUTO DEALER INVENTORY STORAGE FACILITY IN CONJUNCTION WITH A PROPOSED 105,300 SQUARE-FOOT MOTOR VEHICLE SALES (NEW) DEVELOPMENT on 37.33 acres at the southeast corner of Centennial Center Boulevard and Grand Montecito Parkway (APN 125-28-101-008), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-66300], was considered by the Planning Commission on October 11, 2016.

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

**Planning**

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-66483) shall be required, if approved.
2. The duration of the interim use shall not exceed 36 months, at which time all temporary improvements shall be removed. No renewal or extension of this time is permitted.
3. All development shall be in conformance with the site plan and landscape plan for the interim auto storage date stamped 09/19/16, except as amended by conditions herein.
4. All required Town Center streetscape improvements shall be completed in the first phase of site construction of the Motor Vehicle Sales establishment.
5. The interim use shall be allowed only on a parcel that is located on and accessed by a Town Center Loop Road or Town Center Frontage Road.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

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6. Loading and unloading of vehicles shall occur between the hours of 7:00 a.m. and 10:00 p.m.
7. All areas used for the parking or storage of vehicles shall be paved.
8. All lighting shall be shielded from adjacent properties.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### Public Works

13. Where not previously dedicated, dedicate 40 feet of right-of-way adjacent to this site for Grand Montecito Parkway and a right-of-way taper on Centennial Center Boulevard per Standard Drawing #201.1 as required by the City Traffic Engineer. Additionally, dedicate a 54-foot radius on the southeast corner of Grand Montecito Parkway and Centennial Center Parkway and a bus turnout per Standard Drawing #234.1 on Centennial Center Boulevard prior to the issuance of any permits.
14. Concurrent with the first phase of development on this site, construct 16 feet of temporary paving along north bound Grand Montecito Parkway including the necessary signing and striping modifications to remove the current northbound/southbound lane shifts that exist adjacent to the site. Additionally, construct a temporary asphalt sidewalk on Centennial Center Boulevard adjacent this parcel with the first phase of development for this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system 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.

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15. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the City of Las Vegas Capital Projects Management "Traffic Signal at Centennial Parkway and Grand Montecito Parkway" project, the "US95 & CC215 Interchange at Centennial/Sky Pointe" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. 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.
17. Landscape and maintain all unimproved rights-of-way, if any, 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.
18. Submit an Encroachment Agreement for landscaping and private improvements in the Centennial Center Boulevard and Grand Montecito Parkway 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 Encroachment 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 Encroachment 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 Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
19. 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.

This action by the Planning Commission on **October 11, 2016** 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 **October 24, 2016**. 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;



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:nl

cc:

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Moran Brandon Bendavid Moran  
630 South 4th Street  
Las Vegas, Nevada 89101