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cityoflasvegas  
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December 16, 2021

Shiron Development, LLC  
4322 West Cheyenne Avenue  
North Las Vegas, Nevada 89032

**RE: 21-0516-GPA1, 21-0516-ZON1, 21-0516-MOD1 AND 21-0516-SDR1  
CITY COUNCIL MEETING OF DECEMBER 15, 2021**

Dear Applicant:

The City Council at a regular meeting held on **December 15, 2021** voted to **APPROVE** the following Land Use Entitlement project requests on 16.41 acres at the northeast corner of Centennial Parkway and John Herbert Boulevard (APNs 125-22-401-009 and 016), U (Undeveloped) and T-C (Town Center) [SX-TC (Suburban Mixed-Use - Town Center)] Zones, Ward 6 (Fiore).

- **21-0516-GPA1** - GENERAL PLAN AMENDMENT - FROM: R (RURAL DENSITY RESIDENTIAL) TO: TC (TOWN CENTER) ON 1.95 ACRES [APN 125-22-401-009]
- **21-0516-ZON1** - REZONING - FROM: U (UNDEVELOPED) [R (RURAL DENSITY RESIDENTIAL) LAND USE DESIGNATION] TO: T-C (TOWN CENTER) ON 1.95 ACRES [APN 125-22-401-009]
- **21-0516-MOD1** - MAJOR MODIFICATION - TO AMEND THE CENTENNIAL HILLS TOWN CENTER LAND USE MAP TO ADD 1.95 ACRES [APN 125-22-401-009] AND DESIGNATE THE LAND SX-TC (SUBURBAN MIXED-USE- TOWN CENTER)
- **21-0516-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 498,343 SQUARE-FOOT DEVELOPMENT CONSISTING OF TWO AND FOUR-STORY MULTI-FAMILY AND SINGLE-STORY RETAIL BUILDINGS WITH WAIVERS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL

**21-0516-GPA1, 21-0516-MOD1, and 21-0516-ZON1** approval are subject to no conditions:

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**21-0516-SDR1** approval is subject to the following conditions:

**Planning**

1. Approval of a General Plan Amendment (21-0516-GPA1), Rezoning (21-0516-ZON1) and Major Modification (21-0516-MOD1) 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 building elevations date stamped 11/16/21; and landscape plan date stamped 08/19/21, except as amended by conditions herein.
4. A Waiver from the Town Center Development Standards Manual is hereby approved, to allow no trees within a portion of the Centennial Parkway Loop Road median, amenity zone and landscape setback areas where such is required.
5. Construction traffic shall not utilize adjacent residential streets including but not limited to Rome Boulevard, Monte Cristo Way, Pioneer Way, Darling Road, and Tioga Way.
6. Construction related vehicles, including personal vehicles shall not park within the adjacent residential neighborhood streets, including but not limited to Rome Boulevard, Monte Cristo Way, Pioneer Way, Suzanne Elaine Court, Darling Road, and Tioga Way.
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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

10. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
  - The applicant shall work with the neighboring residential properties to determine the best solution for the perimeter wall adjacent to those properties, including the vacated area (Darling Road) adjacent to 6575 and 6505 North Tioga Way.
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, which 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:
  - The existing landscape buffer adjacent to the northern edge of Vue Phase's I and II, and Darling Road, shall be continued west, adjacent to Darling Road along the northern edge of Phase III. The new landscape buffer shall match the existing landscape buffer adjacent to Phase I and II. A double row of 24-inch box drought tolerant shade trees shall be planted every 20 feet on-center for each row with 4, 5-gallon shrubs for every required tree.
  - Plant materials and patterns shall conform with the Town Center Development Standards Manual where applicable.
  - Outside of the Town Center Development Standards Manual requirements for landscaping, Palm Trees shall not be utilized within any perimeter landscape buffer.
  - Each townhome backyard area must contain and maintain a minimum of one, 24-inch box shade tree.

12. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
13. 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.
14. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
15. All Town Center Development Standards shall be satisfied, except as amended herein.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

17. Construct all incomplete half-street improvements (sidewalk) to meet Town Center Development Standards in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easements for all public sidewalk outside of existing public right-of-way, and as needed to maintain ADA/PROWAG compliance.
18. This site shall connect to the public sewer stub provided by the parcel to the east. If the sewer is to remain public, then the sewer shall be constructed to public standards with appropriate Public Sewer Easements to be privately maintained.
19. Landscape and maintain all unimproved right-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.

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20. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the NW Fiber Optic Communication Improvement project (MWA668) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
21. Submit a License Agreement for landscaping and private improvements in the John Herbert public right-of-way prior to the 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 within 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).
22. An update to the previously approved 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. 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.
23. 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.

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The Notice of Final Action was filed with the Las Vegas City Clerk on December 16, 2021.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb

cc: Mr. Bob Gronauer  
Kaempfer Crowell  
1980 Festival Plaza Drive, Suite #650  
Las Vegas, Nevada 89135