



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas  
lasvegasnevada.gov

November 16, 2022

Mr. Tim Robinson  
Silver Meadow Properties, LLC  
1580 S. Jones Boulevard  
Las Vegas, Nevada 89146

**RE: 22-0347-MOD1, 22-0347-SUP1, 22-0347-SUP2 AND 22-0347-SDR1  
CITY COUNCIL MEETING OF NOVEMBER 16, 2022**

Dear Applicant:

The City Council at a regular meeting held on **November 16, 2022** voted to **APPROVE** the following Land Use Entitlement project requests on 2.50 acres at the southwest corner of Grand Teton Drive and Hualapai Way (APN 126-13-501-021), Ward 6 (Fiore).

**22-0347-MOD1** - MAJOR MODIFICATION - FROM: PF (PUBLIC FACILITY)  
TO: VC (VILLAGE COMMERCIAL) CLIFFS EDGE SPECIAL LAND USE  
DESIGNATION

**22-0347-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED 5,900  
SQUARE-FOOT LIQUOR SALES (FOR ON OR OFF PREMISE  
CONSUMPTION) [BEER/WINE/COOLER OFF-SALES] USE

**22-0347-SUP2** - SPECIAL USE PERMIT - FOR A PROPOSED GAMING  
(INCIDENTAL GAMING MACHINES ONLY) USE

**22-0347-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A  
PROPOSED 5,900 SQUARE-FOOT CONVENIENCE STORE, 3,967  
SQUARE-FOOT CAR WASH AND 5,000 SQUARE-FOOT FUEL CANOPY  
DEVELOPMENT WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER  
REQUIREMENTS

This approval is subject to the following amended conditions:

**22-0347MOD1 is approved with no conditions.**

**22-0347-SUP1 CONDITIONS**

Planning

1. The use shall be limited to the sale of Beer, Wine and Coolers for off premise consumption only and shall be in compliance with Title 6.50.

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2. Conformance to all Minimum Requirements under Cliff's Edge Development Standards for a Liquor Sales (For On or Off-Premise Consumption) [Beer/Wine/Cooler Off-Sales] use.
3. Approval of a Major Modification (22-0347-MOD1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0347-SUP2) and Site Development Plan Review (22-0347-SDR1) shall be required, if approved.
4. 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.
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, as well as submitted as part of any business license application.
7. Approval of this Special Use Permit does not constitute approval of a liquor license.
8. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
9. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**22-0347-SUP2 CONDITIONS**

**Planning**

1. Conformance to all Minimum Requirements under Cliff's Edge Development Standards for a Gaming (Incidental Gaming Machines Only) use.
2. Approval of a Major Modification (22-0347-MOD1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0347-SUP1) and Site Development Plan Review (22-0347-SDR1) shall be required, if approved.

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3. 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**22-0347-SDR1 AMENDED CONDITIONS**

Planning

1. Developer shall submit a revised site plan, landscape plan and building elevations to the Department of Community Development, depicting the replacement of the manual RV wash with that of a smaller manual car wash for review and approval prior to or at the same time application is made for a building permit.
2. Developer shall submit a revised floor plan to the Department of Community Development depicting the incorporation of community gathering space for review and approval prior to or at the same time application is made for a building permit.
3. The site shall be limited to a maximum of six fuel dispensing pumps. A revised site plan shall be submitted to the Department of Community Development depicting a maximum of six fuel dispensing pumps prior to or at the same time application is made for a building permit.
4. Exterior lighting shall be in conformance with Title 19.08 to mitigate light pollution.
5. A combination of decorative solid block wall and slotted fencing and/or wrought iron shall be used along the western and southern property lines to allow for visibility into the adjacent site. The applicant shall submit to the Department of Community Development perimeter wall cross sections and architectural elevations for review and approval prior to or at the same time application is made for a building permit.

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6. Developer shall enter into a maintenance agreement with the City of Las Vegas, for the regular removal of trash and litter from the adjacent site (APN: 126-13-501-020) until such time as the site is no longer undeveloped. The developer shall enter into a maintenance agreement with the City of Las Vegas within six months of final approval.
7. The automated car wash hours of operation shall be limited to 7AM to 9PM daily.
8. Provide noise attenuation measures in relation to the carwash.
9. A Master Sign Plan shall be required for the subject site.
10. Developer agrees to donate one million dollars, for the design and construction of a future City Park located immediately adjacent to the subject site (APN: 126-13-501-020). The developer shall enter into a donation agreement with the City of Las Vegas within six months of final approval.
11. Approval Major Modification (22-0347-MOD1) and approval of and conformance to the Conditions of Approval for Special Use Permit (22-0347-SUP1) and Special Use Permit (22-0347-SUP2) shall be required, if approved.
12. 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.
13. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/08/22, except as amended by conditions herein.
14. A Waiver from Title 19 is hereby approved, to allow a five-foot landscape buffer on the north perimeter and eight-foot landscape buffer on the east perimeter where 15 feet is required; and to allow a six-foot landscape buffer on the west and south perimeter where eight feet is required.
15. An Exception from Title 19 is hereby approved, to allow 12 interior parking lot islands and end caps with 24-inch box trees where 13 are required.
16. 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.
17. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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18. 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.
19. 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.
20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

21. Dedicate the appropriate right-of-way to match the City's Bureau of Land Management Grant (N-78524) for Hualapai Way and Grand Teton Drive prior to the issuance of permits. The minimum dedication radius at the southwest corner of Hualapai Way and Grand Teton Drive must match the back of sidewalk at this corner. Additionally, grant a Bus Shelter Pad Easement to the Regional in conformance with Standard Drawing #234.2 on Hualapai Way adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
22. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
23. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
24. Contact the Transportation Engineering Division of the Department of Public Works Office at 702-229-6272 to coordinate the development of this project with the "Intersection Improvement Program FY20 Package 2" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Traffic Engineer.

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25. 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.
26. 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. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved 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.
27. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 17, 2022.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:nl

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