



August 17, 2017

Mr. Corey Morley  
CS 4015, LLC  
2529 Red Arrow Drive  
Las Vegas, Nevada 89135

**RE: ABEYANCE - SDR-68410 [PRJ-68190] – SITE DEVELOPMENT PLAN REVIEW  
RELATED TO SUP-68411, SUP-68413, SUP-68414, SUP-68415 AND SUP-68416  
CITY COUNCIL MEETING OF AUGUST 16, 2017**

Dear Mr. Morley:

The City Council at a regular meeting held on August 16, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 12,650 SQUARE-FOOT GROCERY STORE WITH A 1,330 SQUARE-FOOT GASOLINE SALES CANOPY on 2.00 acres at the southwest corner of Lone Mountain Road and Cliff Shadows Parkway (APN 137-01-101-030), PD (Planned Development) Zone [VC (Village Commercial) Lone Mountain West Special Land Use Designation], Ward 4 (Anthony) [PRJ-68190].

This approval is subject to the following conditions:

**Planning**

1. The unloading of goods for the grocery store shall occur only in the front of the building.
2. The hour of operation of the grocery store shall be from 5AM to 11PM daily.
3. On site security shall be provided 24 hours a day.
4. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-68413), Special Use Permit (SUP-68414), Special Use Permit (SUP-68415), and Special Use Permit (SUP-68416) shall be required, if approved.

Las Vegas City Council  
Carolyn G. Goodman Mayor  
Lois Tarkanian Mayor Pro Tem | Ricki Y. Barlow | Stavros S. Anthony | Bob Coffin | Steven G. Seroka | Michele Fiore

Office of the City Manager  
Scott D. Adams City Manager

DEPARTMENT OF PLANNING

Development Services Center | 333 N. Rancho Drive | 3rd Floor | Las Vegas, NV 89106 | 702.229.6301 | FAX 702.474.0352 | TTY 7-1

LASVEGASNEVADA.GOV

20-0193  
09/21/2020

5. 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.
6. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/12/17, except as amended by conditions herein.
7. The Trash Enclosure and Mechanical Equipment shall be screened in accordance with Title 19.08.040(E)(4).
8. Lighting shall be in compliance with the Lone Mountain West Master Development Plan and Design Standards.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan: Four, five-gallon shrubs for every required 24-inch box tree.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveways adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer 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.
15. 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.
16. 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.
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Gowan Box Canyon – Lone Mountain Road" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Submit a License Agreement for landscaping and private improvements in the Cliff Shadows Parkway public rights-of-way, if any, 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 (229-4836).

Mr. Corey Morley  
CS 4015, LLC  
SDR-68410 [PRJ-68190] - Page Four  
August 17, 2017

19. 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.
20. 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 August 17, 2017.

Sincerely,



Robert Summerfield, AICP<sup>®</sup>  
Acting Director  
Department of Planning

RTS:PL:clb

cc: Mr. Tim Herbst  
Terrible Herbst, Inc.  
5195 South Las Vegas Boulevard  
Las Vegas, Nevada 89119

Mr. Chris Richardson  
RWA Architects  
4300 East Sunset Road, Suite E-3  
Henderson, Nevada 89014