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cityoflasvegas
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May 16, 2019

Mr. David Saltman
VFR Southwest Desert Equities, LLC
8215 South Eastern Avenue, Suite #205
Las Vegas, Nevada 89123

**RE: SDR-75860 [PRJ-75736] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 15, 2019**

Dear Mr. Saltman:

The City Council at a regular meeting held on May 15, 2019 voted to **APPROVE** a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-73576) FOR THE PROPOSED EXPANSION OF THE SUBJECT SITE AND PARKING LOT RECONFIGURATION FOR A 9,043 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH A WAIVER TO ALLOW AN EIGHT-FOOT LANDSCAPE BUFFER ON THE SOUTH PERIMETER WHERE 15 FEET IS REQUIRED on 2.02 acres at 6840 North Hualapai Way (APN 125-19-401-002), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-75736].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Vacation (VAC-75859) 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, landscape plan, and building elevations, date stamped 02/20/19, except as amended by conditions herein.
4. A Waiver from Title 19.08.070 is hereby approved, to allow an eight-foot landscape buffer on the south perimeter where 15 feet is required.

21-0313
05/10/2021

Mr. David Saltman
VFR Southwest Desert Equities, LLC
SDR-75860 [PRJ-75736] - Page Two
May 16, 2019

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.
7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. An Order of Vacation, such as VAC-75859, shall record prior to the recordation of a map or the issuance of permits for this site, whichever comes first.
11. Construct all half-street improvements meeting Current City Standards (detached sidewalks) on Hualapai Road concurrent with the development of this site. Off-site improvements shall also be coordinated with and approved by Clark County Public Works based the ultimate design of the 215 on ramp at Hualapai Way. 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. Grant appropriate Public Pedestrian Access Easements if needed.
12. Extend public sewer in Hualapai Way from Centennial Parkway to this site at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.

21-0313
05/10/2021

13. 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.
14. Landscape and maintain all unimproved rights-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.
15. Submit a License Agreement for landscaping and private improvements in the Hualapai Way public right 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 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 encroaching in 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).
16. 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.

21-0313
05/10/2021

Mr. David Saltman
VFR Southwest Desert Equities, LLC
SDR-75860 [PRJ-75736] - Page Four
May 16, 2019

- 17 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 drainage ways 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 May 16, 2019.

Sincerely,



Robert Summerfield, AICP *RS*
Director
Department of Planning

RTS:PL:clb

cc: Mr. Joseph Bonifatto
BP Holdings, Inc.
3960 Howard Hughes Parkway, Suite #150
Las Vegas, Nevada 89169

Ms. Julia Izzolo
Zenith Engineering
1980 Festival Plaza Drive, Suite #450
Las Vegas, Nevada 89135

21-0313
05/10/2021