



**LAS VEGAS  
CITY COUNCIL**

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City Manager

DEPARTMENT OF PLANNING  
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cityoflasvegas  
lasvegasnevada.gov

January 21, 2021

Las Vegas Valley Water District  
1001 South Valley View Boulevard  
Las Vegas, Nevada 89153

**RE: 20-0207-ZON1, 20-0207-VAR1 AND 20-0207-SDR1  
CITY COUNCIL MEETING OF JANUARY 20, 2021**

Dear Applicant:

The Las Vegas City Council at its regular meeting on January 20, 2021 as referred to above, will consider the following Land Use Entitlement project requests on a portion of 23.37 acres at the southeast corner of Deer Springs Way and Conquistador Street (APNs 125-19-301-006 and -014), Ward 6 (Fiore). This meeting will be held at 9:00 A. M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

- **20-0207-ZON1** - FROM: U (UNDEVELOPED) [PF (PUBLIC FACILITIES) GENERAL PLAN DESIGNATION] TO: C-V (CIVIC) on a 20.0 acre portion of 23.29 acres.
- **20-0207-VAR1** - TO ALLOW DEVIATIONS FROM TITLE 19.10.020 C-V (CIVIC) DEVELOPMENT STANDARDS.
- **20-0207-SDR1** - FOR A PROPOSED WATER RESERVOIR AND 9,819 SQUARE-FOOT PUMPING STATION AND PRESSURE-REDUCING VALVES DEVELOPMENT.

**20-0207-ZON1** is approved subject to no conditions:

**20-0207-VAR1** approval is subject to the following conditions:

**Planning**

1. Approval of Rezoning (20-0207-ZON1) and approval of and conformance to the Conditions of Approval for Site Development Plan Review (20-0207-SDR1) 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.

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

20-0207-SDR1 approval is subject to the following conditions:

**Planning**

1. Approval of a Rezoning (20-0207-ZON1) and approval of and conformance to the Conditions of Approval for Variance (20-0207-VAR1), 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, date stamped 12/23/20 and building elevations, date stamped 10/14/20, except as amended by conditions herein.
4. The site plan shall be revised to provide one ADA parking space that adheres to Title 19 requirements.
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.

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

**Public Works**

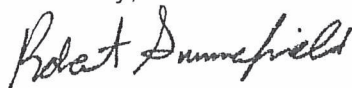
11. Dedicate 30-feet of right-of-way adjacent to this site for Conquistador Street, including that portion of the terminating cul-de-sac, 40-feet for Deer Springs Way and a 25-foot radius at the southeast corner of Deer Springs Way and Conquistador Street prior to the issuance of any permits. Equivalent rights granted to the City by the Bureau of Land Management (BLM) will fulfill this condition.
12. Construct all half street improvements on Deer Springs Way and Conquistador Street per current City of Las Vegas standards and matching adjacent improvements. 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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13. Vehicular movements permitted at the proposed driveway on Deer Springs Way may be restricted in the future by the City Traffic Engineer.
14. 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.
15. 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 Las Vegas City Council requires that you or your representative be present at this meeting.

Sincerely,



Robert Summerfield, AICP<sup>32</sup>  
Director  
Department of Planning

RTS:PL:clb

cc: Mr. Peter Jauch, P.E.  
Director of Engineering  
Las Vegas Valley Water District  
1001 South Valley View Boulevard  
Las Vegas, Nevada 89153

Ms. Dianja Gates  
Southern Nevada Water Authority  
1001 South Valley View Boulevard  
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