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April 12, 2023

Frank Marretti
G2 Capital Development
6718 West Sunset Road Suite 110
Las Vegas, Nevada 89118

RE: 23-0069-SDR1
PLANNING COMMISSION MEETING OF APRIL 11, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *April 11, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED SIX-STORY, 139,485 SQUARE-FOOT MEDICAL OFFICE, A SIX-STORY 102-UNIT HOTEL, AND AN EIGHT-STORY PARKING GARAGE WITH 11,010 SQUARE FEET OF OFFICE SPACE on 18.49 acres generally located at the southeast corner of Wellness Way and Shadow Lane (APNs 139-33-402-014, 015, 034 and 139-33-406-006), T6-UG (T6 Urban General) Zone, Ward 1 (Knudsen)

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/16/23, except as amended by conditions herein.
3. A Waiver from Title 19.09 is hereby approved, to allow a 223-foot main body depth for a flex mid-rise building where 175 feet is the maximum allowed.
4. A Waiver from Title 19.09 is hereby approved, to allow a 211-foot main body depth for a flex mid-rise building where 175 feet is the maximum allowed.
5. A Waiver from Title 19.09 is hereby approved, to allow a 309-foot main body depth for a flex mid-rise building where 175 feet is the maximum allowed.

6. A Waiver from Title 19.09 is hereby approved, to allow a three-foot corner side yard setback where 10 feet is the minimum allowed.
7. A Waiver from Title 19.09 is hereby approved, to allow a 45 percent building façade alignment on Shadow Lane where 80% is the minimum required.
8. 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 Building and Safety Division.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for a building permit.
10. 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.
11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
12. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein.
 - The minimum of 19 bicycle racks shall be provided.
13. 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 the visibility of any traffic control device.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
15. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development 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.
16. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development 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.

17. The applicant shall coordinate with the Post Entitlement Approval Conference (PEAC) team at (702) 229-6853 to coordinate preliminary building and civil plan reviews for this project.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

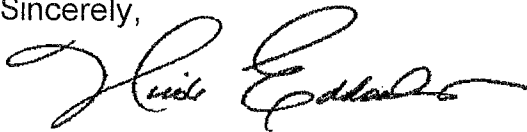
19. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer and in accordance with Section 2.2 of the City's Vision Zero Action Plan concurrent with the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
20. Coordinate Sewer Point of connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
21. 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 the 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 702-229-6594 or emailed at ece@lasvegasnevada.gov.
22. Unless otherwise allowed by the City Engineer, construct a sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with the 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.
23. Contact the City Traffic Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Maryland Bus Rapid Transit" project, the "GoMed" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
24. 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. Adjustments to the driveway on Wellness Way may be required to accommodate site visibility or turning movements at this driveway.
25. 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 section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, 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. In accordance with Section 2.2 of the City's Vision Zero Action Plan, 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.

26. 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 the development of this site.

This item will be considered by the City Council on May 17, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Brian Henley
Kga
9075 West Diablo Drive Suite 300
Las Vegas, Nevada 89148

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