

**LAS VEGAS  
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March 8, 2022

Ethan Kingsley  
Great Wash Park LLC  
420 South Rampart Boulevard Suite 240  
Las Vegas, Nevada 89145

**RE: 21-0796-SDR1-SITE DEVELOPMENT REVIEW  
ADMINISTRATIVE CYCLE – MARCH 2022**

Dear Applicant:

Your Land Use Entitlement request for a Minor Amendment of an approved Site Development Plan Review (SDR-10770) TO REDUCE THE NUMBER OF STORIES, THE OVERALL HEIGHT AND THE POSITION OF THE BUILDING [SETBACKS] ON THE SITE FOR THE RESIDENTIAL PORTION OF A PREVIOUSLY APPROVED MIXED-USE DEVELOPMENT on 28.43 acres at the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-615-001), C-2 (General Commercial) Zone, Ward 2 (Seaman).

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-10770) shall be required, except as amended herein.
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 and landscape plan, date stamped 02/25/22 and building elevations, date stamped 12/13/21, except as amended by conditions herein.
4. An Exception from Title 19.08.040.F is hereby approved, to allow 36 24-inch box trees in the perimeter landscape buffer along the north property line where 40 trees are required.
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.

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

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. The technical landscape plan shall include the following changes from the conceptual landscape plan:

- Parking lot landscape islands are required every six parking spaces within uncovered parking areas. One, 24-inch box shade tree shall be planted within each parking lot landscape island with four, five-gallon shrubs for each required tree as required by Title 19.

- One, 24-inch box shade tree shall be planted every 30 linear feet with four, five-gallon shrubs for each required tree as required by Title 19 within the perimeter landscape buffer adjacent to the Angel Park Golf Course, with the exception of a 125-foot segment of the buffer to be reserved for future access to the golf course.

- One, 24-inch box shade tree shall be planted every 20 linear feet with four, five-gallon shrubs for each required tree as required by Title 19 within the perimeter landscape buffer along the south property line adjacent to existing single-family properties.

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. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning 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.

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11. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.

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

**Public Works**

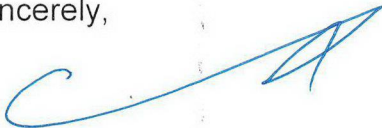
13. Concurrent with development, construct approximately 400 feet of relief sewer downstream of this site in Venetian Strada at a depth, size, and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works (702-229-6541). Additionally, provide paved access the existing public sewer manholes near the northeast corner of this site (SSMH #s VG-2474 and VG-2473) acceptable to the Sanitary Sewer Section of the Department of Public Works prior to approval of construction drawings for this site.

14. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

15. Site development to comply with all applicable conditions of approval for all applicable site-related actions

This action by the Department of Planning staff on **March 8, 2022** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Eric McCammond  
Senior Management Analyst  
Department of Planning  
EM:ew