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May 26, 2022

Mr. Youssef Merhi
824 South Decatur LLC
1230 Chanruss Place
Beverly Hills, CA 90210

**RE: 22-0227-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - MAY 2022**

Dear Applicant:

Your Land Use Entitlement project request for a proposed Major Amendment to a previously approved Site Development Plan Review (SDR-70770) FOR A PROPOSED FOUR-STORY, 115-ROOM HOTEL, RESIDENCE DEVELOPMENT on 1.23 acres at 824 South Decatur Boulevard (APNs 138-36-802-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Knudsen), was considered administratively by the Department of Planning staff.

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

Planning

1. Conformance to the approved Conditions for Special Use Permit (SUP-70769) and Site Development Plan Review (SDR-70770) except as amended by condition 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. Site Development Plan Review (21-0768-SDR1) is hereby expunged.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/03/22, except as amended by conditions herein.
5. An Exception from Title 19.08.110 is hereby approved, to allow 19 interior parking area trees where 31 are required.

6. 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.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Coordinate with the Traffic Engineering Division of the Department of Public Works to either relocate the proposed driveway to line up with the existing median cut on Decatur Blvd., or modify the median to align with the proposed driveway prior to the approval of construction plans.
13. 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.
14. Site development to comply with all applicable Conditions of Approval of SDR-70770, SUP-70769, and all other applicable site-related actions.

22-0227-SDR1 - Page Three
May 26, 2022

This action by the Department of Planning staff on **May 26, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

c.c.:

Ms. Hailey Shinton
ACG Design
4310 Cameron Street, Ste. 12-A
Las Vegas, Nevada 89103