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cityoflasvegas
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July 13, 2022

William Lindborg
1200 S. Las Vegas Blvd LLC
401 Pine Avenue
Long Beach, California 90802

**RE: 22-0315-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - JUNE 2022**

Dear Applicant:

Your Land Use Entitlement project request for an amendment to previously approved Site Development Plan Review (SDR-78820) TO ALLOW MODIFICATIONS FOR A SIX-STORY, 74-FOOT TALL MIXED USE DEVELOPMENT, INCLUDING 230 RESIDENTIAL UNITS AND 6,374 SQUARE FEET OF COMMERCIAL SPACE on 1.70 acres located adjacent to the west side of Las Vegas Boulevard, approximately 640 feet south of Charleston Boulevard (APNs Multiple), C-2 (General Commercial) Zone, Ward 3 (Diaz), was considered administratively by the Department of Planning staff.

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

Planning

1. All development shall be in conformance with the approved conditions for Site Development Plan Review (SDR-78820), except as amended by conditions herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-78820). No further action is needed, as this approval is extended, exercised or expired with (SDR-78820).
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/08/22, except as amended by conditions herein.
4. 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.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.
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, 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.
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. In accordance with condition #13 of SDR-78820, improvements on 4th Street shall meet Downtown Masterplan standards.
11. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation in acceptable locations prior to 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 702-229-2338 or emailed at ece@lasvegasnevada.gov.
12. Site development shall comply with the previously approved Traffic Impact Analysis (TIA76155)

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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. Comply with all applicable conditions of approval for SDR-78820 and any other site related actions.

This action by the Department of Planning staff on July 13, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

c.c.:

Todd McBrayer
Breslin Builders
4710 West Post Road Suite 140
Las Vegas, Nevada 89118