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495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101

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October 14, 2024

CORRECTED LETTER

Adam Foulad  
KLA Capital Series 6, LLC  
1100 East Bridger Avenue, Suite 111  
Las Vegas, Nevada 89101

**RE:24-0452-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT  
PLAN REVIEW**

**ADMINISTRATIVE CYCLE – SEPTEMBER 2024**

Dear Mr.Foulad,

The Department of Community Development - Planning Division has administratively APPROVED a Land Use Entitlement project request for a Minor Amendment to a previously approved Site Development Plan Review (23-0366-SDR1) TO ALLOW A REDUCTION IN ON-SITE LANDSCAPING on 0.45 acres at 1561 South Commerce Street (APN 162-03-201-004), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

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

**Planning**

1. Approval and conformance to the Conditions of Approval for Site Development Plan Review (23-0366-SDR1) shall be required, if approved.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (23-0366-SDR1). No further action is needed, as this approval is extended, exercised, or expired with 23-0366-SDR1.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 09/17/24, 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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

**Public Works**

7. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
8. Gate operations shall not swing into Public Right of Way.
9. Comply with all applicable conditions of approval for 23-0366-SDR1 and any other site related actions.

This action by the Department of Community Development staff on **September 30, 2024** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp