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cityoflasvegas
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October 26, 2020

Catholic Charities Southern NV
1501 North Las Vegas Boulevard
Las Vegas, Nevada 89101

**RE: 20-0253-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – OCTOBER 2020**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED PARKING LOT on 6.06 acres at 1526 Main Street (APN portion of 139-27-503-006), C-2 (General Commercial) Zone, Ward 5 (Crear) has been considered administratively by the Department of Planning staff.

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

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 date stamped 10/14/20 and landscape plan date stamped 10/13/20 except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.

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

Public Works

8. Remove unused driveway cuts adjacent to this site and replace with curb, gutter and sidewalk meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. The submitted Drainage Plan and Technical Drainage Study update must be 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.

This action by the Department of Planning staff on **October 26, 2020** 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
Case Planning Division

EM:nl

cc: Mr. Paul Spannhake
3770 Howard Hughes Parkway, Suite #100
Las Vegas, Nevada 89169