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cityoflasvegas
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January 2, 2019

MEQ-HUALAPAI LLC
1437 7th Street, Ste. 200
Santa Monica, CA 90401

**RE: SDR-74713 [PRJ-74559] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – DECEMBER 2018**

Dear Applicant:

Your request for a Minor Amendment of an approved Site Development Plan Review (SDR-73564) FOR A PROPOSED 4,090 SQUARE-FOOT EXPANSION OF AN APPROVED 38,891 SQUARE-FOOT SHOPPING CENTER on 5.00 acres on the south side of Deer Springs Way, 630 feet east of Hualapai Way (APN 125-19-301-003), C-1 (Limited Commercial) Zone, Ward 6 (Fiore) [PRJ-74559], 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. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-73564), except as amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-73564). No further action is needed, as this approval is extended, exercised or expired with SDR-73564.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/18/18, 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.

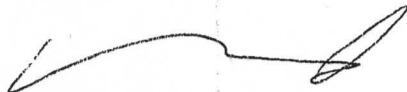
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently 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 one 24-inch box tree within each parking lot landscape island and at the end of each parking row, accompanied by four, five-gallon shrubs per required tree.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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 the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
9. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-73564, VAC-74760 and all other applicable site-related actions.

This action by the Department of Planning staff on **January 2, 2019** 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:

Keampfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135