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January 22, 2020

Mr. Michael Kelly
DMAK Holdings, LLC
3000 West Oakey Boulevard
Las Vegas, Nevada 89102

RE: SDR-77893 [PRJ-77722] – ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW ADMINISTRATIVE CYCLE – JANUARY 2020

Dear Mr. Kelly:

Your request for a Minor Site Development Plan Review FOR A PROPOSED RESTRIPING AND ADDITION OF PAVERS AND PLANT MATERIALS WITHIN THE RIGHT-OF-WAY TO AN EXISTING COMMERCIAL DEVELOPMENT on 0.22 acres at 1330 South 3rd Street (APN 162-03-210-070), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-77722], 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, landscape plan, and building elevations, date stamped 11/14/19, 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 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.

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

Public Works

7. Unless otherwise allowed by the City Engineer, the sidewalk along 3rd Street and Imperial Avenue adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 concurrent with development of this site.

8. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Las Vegas Boulevard – Sahara to Stewart" project, the "Imperial – Commerce Street to 3rd Street" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer. Parking in the pedestrian area (back of curb) will not be allowed as part of the City's project.

9. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

10. Submit a License Agreement for landscaping and private improvements in public rights-of-way adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

11. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Department of Planning staff on **January 22, 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:clb

cc: Mr. Kevin Watts
Make Studios
1117 South Commerce Street
Las Vegas, Nevada 89102