



**LAS VEGAS
CITY COUNCIL**

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SCOTT D. ADAMS
City Manager

September 21, 2017

Mr. Youssef Merhi
824 S. Decatur LLC
1230 Channuss Place
Beverly Hills, California 90210

**RE: SDR-70770 [PRJ-69479] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-70769
CITY COUNCIL MEETING OF SEPTEMBER 20, 2017**

Dear Mr. Merhi:

The City Council at a regular meeting held on September 20, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A SIX-STORY, 133-ROOM HOTEL, RESIDENCE WITH A WAIVER TO ALLOW A BUILDING WITH NO CHANGES IN WALL PLANE, COLOR, MATERIAL OR RELIEF at 824 South Decatur Boulevard (APNs 138-36-802-004 and 005), C-2 (General Commercial) Zone, Ward 1 (Tarkanian) [PRJ-69479]

This approval is subject to the following conditions:

Planning

1. The applicant shall provide a solid screen wall in conformance with Title 19 along the west and south property lines, as well as a perimeter wall composed of a four-foot wrought iron along the northern property line and a minimum of ten feet back of the eastern property line
2. Temporary signage shall be prohibited on the site
3. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-70769) shall be required
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/13/17, except as amended by conditions herein

**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

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6. A Waiver from title 19 08 200 (B) is hereby approved, to allow a building with no changes in wall plane, color, material or relief.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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 the following changes from the conceptual landscape plan: the perimeter landscape buffer areas shall have two inches deep of non-vegetative ground covers and to include the installation of drought tolerant plant materials in excess of Code requirements by 20% within all landscape buffers and any proposed green rooftops.
10. 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
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

12. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveways adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer 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

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13. Prior to the submittal of any construction drawings, meet with the Sanitary Sewer Planning Section of the Department of Public Works at 702-229-2179 to determine an acceptable point of connection to sanitary sewer system. Comply with the recommendations of the Sanitary Sewer Planning Section.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Appropriate fire lanes and turning radii shall be provided at rear of structure.
15. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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The Notice of Final Action was filed with the Las Vegas City Clerk on September 21 2017

Sincerely,

A handwritten signature in black ink, reading "Robert Summerfield". The signature is fluid and cursive, with a small mark at the end.

Robert Summerfield, AICP 
Acting Director
Department of Planning

RTS:PL:clb

cc Mr. Angelo Farruggia
3325 Santa Fe Avenue
Long Beach, California 90810