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September 5, 2019

Mr. Scott D. Adams
City Parkway V, Inc.
495 South Main Street, 7th Floor
Las Vegas, Nevada 89101

**RE: SDR-76722 [PRJ-76511] – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 4, 2019**

Dear Mr. Adams:

The City Council at a regular meeting held on September 4, 2019 voted to **APPROVE** a request for a Major Amendment of an approved Site Development Plan Review (SDR-67419) FOR A PROPOSED 300 SQUARE-FOOT ADDITION TO AN APPROVED 4,650 SQUARE-FOOT WAREHOUSE BUILDING AND ADDITIONAL SITE MODIFICATIONS WITH WAIVERS OF INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS TO ALLOW A ZERO-FOOT SIDE YARD SETBACK ALONG ALL NORTH PROPERTY LINES WHERE 10 FEET IS REQUIRED, A SEVEN-FOOT PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A THREE-FOOT BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 3.11 acres at the terminus of Mesquite Avenue, approximately 630 feet east of City Parkway (APNs 139-27-401-041 and 042), M (Industrial) Zone, Ward 5 (Crear) [PRJ-76511].

This approval is subject to the following conditions:

Planning

1. The previously approved Site Development Plan Review (SDR-67419) shall be expunged upon final approval of this Site Development Plan Review.
2. 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.

3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/04/19, except as amended by conditions herein.
4. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.08.100 is hereby approved to allow the following:
 - (a) a zero-foot side yard setback on the north where 10 feet is required;
 - (b) a seven-foot perimeter landscape buffer along a portion of the west property line of Parcel 2-D (as referenced by File 123 Page 99 of Parcel Maps) where 15 feet is required;
 - (c) a three-foot perimeter landscape buffer along a portion of the west property line of Parcel 2-D (as referenced by File 123 Page 99 of Parcel Maps) where eight feet is required;
 - (d) a zero-foot perimeter landscape buffer along portions of the north property line of Parcel 2-D, the south property line of Parcel 2-E, the east property line of Parcel 2-E and the west property line of Parcel 2-E (as referenced by File 123 Page 99 of Parcel Maps) where eight feet is required; and
 - (e) zero-foot perimeter landscape buffers along portions of all interior property lines between Parcel 2-D and Parcel 2-E (as referenced by File 123 Page 99 of Parcel Maps) where eight feet is required, excepting the south property line of Parcel 2-D.
5. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.12.070 is hereby approved to allow 69 parking spaces where 70 spaces are required.
6. An Exception from Title 19.08.040 is hereby approved, to allow 17 trees within required perimeter landscape buffers where 92 trees are required.
7. An Exception from Title 19.08.110 is hereby approved, to allow six parking lot trees and one parking island where 17 trees and seven islands are required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

10. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

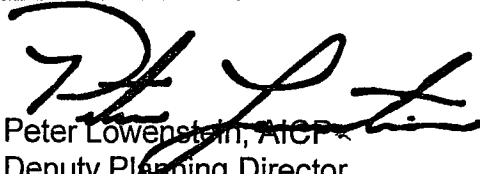
Public Works

14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements (gated entry), if any, in the Mesquite Avenue public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction. Geometric and construction requirements for the Mesquite Avenue termination shall be coordinated with and meet the approval of NDOT.
15. Landscape and maintain all unimproved right-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.
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.

Mr. Scott D. Adams
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The Notice of Final Action was filed with the Las Vegas City Clerk on September 5, 2019.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over the printed name.

Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:clb

cc: Mr. Jonathan Hensliegh
Nevada Distilling Co., LLC
3201 Cauhuenga Boulevard West
Los Angeles, California 90068

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