



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

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



cityoflasvegas
lasvegasnevada.gov

October 3, 2019

Mr. Sam Zeer
Decatur Concord, LLC
3735 North Nellis Boulevard, Suite # 100
Las Vegas, Nevada 89115

**RE: SDR-76976 [PRJ-76909] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-76975
CITY COUNCIL MEETING OF OCTOBER 2, 2019**

Dear Mr. Zeer:

The City Council at a regular meeting held on October 2, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED OPEN AIR VENDING/TRANSIENT SALES LOT DEVELOPMENT on 0.44 acres at 1934 North Decatur Boulevard (APN 139-19-301-007), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76909].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76975) shall be required, if approved.
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 and landscape plan stamped 07/08/19, except as amended by conditions herein.
4. The undeveloped portion of the lot shall be paved prior to the approval of a business license for the Open Air Vending/Transient Sales Lot.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Mr. Sam Zeer
Decatur Concord, LLC
SDR-76976 [PRJ-76909] - Page Two
October 3, 2019

7. 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 as issuance of any business licenses. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Correct all Americans with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Decatur Boulevard 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.
11. If the on-site vehicles are not self-contained and if connection to the public sewer is required, construct a new lateral from this site to the existing public sewer in Concord Village Drive. Onsite grease interceptors may also be required by the Department of Building and Safety.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 3, 2019.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Ricki Barlow
LV Access & Associates
3172 North Rainbow Boulevard, Suite #202
Las Vegas, Nevada 89108