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May 13, 2020

Mr. George Gekakis
Decatur and Alta Limited Partnership
2655 S. Rainbow Blvd., Ste. 401
Las Vegas, Nevada 89146

RE: SDR-78599 [PRJ-78573] - SITE DEVELOPMENT PLAN REVIEW PLANNING COMMISSION MEETING OF MAY 12, 2020

Dear Applicant:

The Planning Commission at a regular meeting held on May 12, 2020 voted to ***APPROVE*** a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-76704) FOR A PROPOSED PARKING LOT AND SITE RECONFIGURATION WITH A 16,121 SQUARE-FOOT DECREASE IN COMMERCIAL SPACE WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 19.62 acres at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-78573].

This approval is subject to the following conditions:

Planning

1. Prior approval of Site Development Plan Review (SDR-76704) is hereby expunged.

2. Conformance to the Conditions of Approval for Variance (VAR-76702) and Special Use Permit (SUP-76703) shall be required, if approved.

3. 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.

4. All development shall be in conformance with the site plan and landscape plan date stamped on 04/14/20 and building elevations, date stamped on 03/24/20, except as amended by conditions herein.

5. A Waiver from 19.08.080 is hereby approved, to allow six-foot-wide landscape buffers where 15 feet is required adjacent to right-of-way along Alta Drive and Decatur Boulevard.

6. A Waiver from 19.08.080 is hereby approved, to allow a ten-foot-wide landscape buffer where 15 feet is required adjacent to right-of-way along Meadows Lane.

7. A Waiver from 19.08.080 is hereby approved to allow six-foot-wide landscape buffers where eight feet is required adjacent to various portions of interior lot lines.

8. A Waiver from 19.08.080 is hereby approved to allow a zero-foot-wide landscape buffer where eight feet is required adjacent to interior lot lines along the northern property line of the southern portion.

9. An Exception from 19.08.080 is hereby approved to allow 24-inch box trees to be planted at 25 to 40 feet on center where 20 feet is required along various portions of interior and right-of-way lot lines.

10. 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.

11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

12. 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, which 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.

13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.

14. 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.

15. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

16. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.

17. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.

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

Public Works

19. An update to the previously approved 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. 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.

20. Prior to the submittal of any construction drawings, contact the Sanitary Sewer Planning Section of the Department of Public Works to determine acceptable points of connection for public sewer in the Meadows Lane, Decatur Boulevard and Alta Drive rights-of-way.

21. An update to the previously approved Drainage Plan and Technical Drainage Study (DS05179) must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

22. Comply with all previous conditions of approval for Site Development Plan Review SDR-76704, TMP-77350, and FMP-77782.

This action by the Planning Commission on **May 12, 2020** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status, or contact the Department of Planning and Development at 702.229.6301 after ***May 26, 2020***. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl