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November 17, 2021

Mr. Brant Massman
Iconium Corporation, LLC
P.O. Box 897
Boise, ID 83701

**RE: 21-0633-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – NOVEMBER 2021**

Dear Applicant:

Your Land Use Entitlement project request FOR A PROPOSED TEMPORARY PARKING LOT on 0.48 acres at 1311, 1315 and 1321 South Casino Center Boulevard (APNs 162-03-110-056 through 058), C-2 (General Commercial) and R-4 (High Density Residential) Zones, Ward 3 (Diaz), 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. The building at 1311 South Casino Center Boulevard shall not be occupied for the duration of the approval period for the temporary parking lot, unless the temporary parking lot is first abandoned from that site.
2. Illumination shall be provided between dusk and dawn pursuant to Title 11.55.
3. This approval shall be void three years from the date of final approval, unless expunged by a subsequent Site Development Plan Review approval. 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 perimeter fence elevations, date stamped 10/28/21, except as amended by conditions herein.
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.
7. All new utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on **November 17, 2021** 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
Department of Planning

EM:nl

c.c.:

Ms. Brandy Stanley
City of Las Vegas
350 S. City Parkway
Las Vegas, Nevada 89106