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October 30, 2014

Mr. Daniel Morrell
DROCK 3RD STREET LLC
2177 Hoover Road
Warren, MI 48089

**RE: SDR-56539 [PRJ-56475] - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2014**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR A PROPOSED 4,800 SQUARE-FOOT BALCONY on 2.76 acres at 200 South 3rd Street, (APN 139-34-210-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-56475], 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. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-53017), Rezoning (ZON-53016), Variance (VAR-52727), Site Development Plan Review (SDR-52726), and Site Development Plan Review (SDR-54173) shall be required.
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 10/20/14, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov

PRJ-69393
03/13/17

EOT-69458

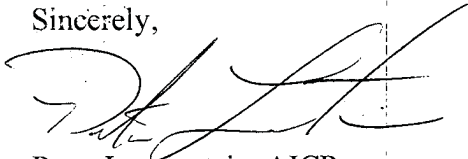
Mr. Daniel Morrell
DROCK 3RD STREET LLC
SDR-56539 [PRJ-56475] - Page Two
October 30, 2014

Public Works

7. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Downtown Pedestrian and Bicycle Improvement project, Carson", "Downtown Pedestrian and Bicycle Improvement project, Bridger", and the "FY2013 Downtown Dual Arm Streetlight Conversion, Phase 1" projects and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
8. Site Development to comply with all applicable conditions of approval for SDR-52726 and all other applicable site related actions.

This action by the Department of Planning staff on October 30, 2014 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc:

Mr. Chris Fenton
3883 Howard Hughes Parkway, Ste. 650
Las Vegas, Nevada 89169

PRJ-69393
03/13/17

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