



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas
lasvegasnevada.gov

September 14, 2022

Todd Marshall
Silver Shadow Properties LLC
2330 Industrial Road
Las Vegas, Nevada 89102

**RE: 22-0408-VAR1 AND 22-0408-SDR1
PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *September 13, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 0.34 acres at the northwest corner of Imperial Avenue and Main Street (APN 162-03-110-089), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

22-0408-VAR1 - VARIANCE - TO ALLOW 17-FOOT DEEP PARKING SPACES WHERE 20 FEET IS THE MINIMUM REQUIRED FOR 60 DEGREE ANGLED SPACES

22-0408-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TEMPORARY PARKING LOT

This approval is subject to the following conditions:

22-0408-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0408-SDR1) shall be required, if approved.
2. This approval shall be void three 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 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.

4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0408-SDR1 CONDITIONS

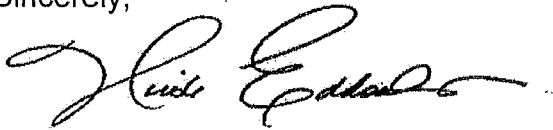
Planning

1. Illumination shall be provided between dusk and dawn pursuant to Title 11.55.
2. Approval of and conformance to the Conditions of Approval for Variance (22-0408-VAR1) shall be required, if approved.
3. This approval shall be void three years from the date of final approval, unless an Extension of Time is approved by the City of Las Vegas.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/20/22, 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 City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Planning Commission on **September 13, 2022** 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 **September 26, 2022**.

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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

Stephanie J Smith, Esq
Bendavid Law
7301 Peak Drive Suite 150
Las Vegas, Nevada 89128