



**LAS VEGAS  
CITY COUNCIL**

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City Manager

March 8, 2022

Mark Hunter  
Escape Resorts Inc  
42038 Bodie Road  
Palm Desert, California 92260

**RE: 22-0105-SDR1-SITE DEVELOPMENT REVIEW  
ADMINISTRATIVE CYCLE – MARCH 2022**

Dear Applicant:

Your Land Use Entitlement request for a minor amendment to Site Development Plan Review (SDR-78465) FOR A PROPOSED 600 SQUARE-FOOT BUILDING EXPANSION TO A TWO-STORY, 16,192 SQUARE-FOOT HOTEL WITH POOL DECK on 0.80 acres at 207 North 11th Street (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear).have been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

**Planning**

1. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-78465). No further action is needed, as this approval is extended, exercised or expired with SDR-78465.
2. All development shall be in conformance with the landscape plan and building elevations, date stamped 02/16/22 and site plan, date stamped 03/02/22, except as amended by conditions herein.
3. All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 and be minimum 36-inch box.
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 utility or mechanical equipment shall comply with the provisions of the Form Based Code development standards, unless approved by a separate Waiver.

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

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**Mark Hunter**  
**Escape Resorts Inc**  
**22-0105-SDR1**  
**Page Two**  
**March 8, 2022**

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 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.
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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.
11. Comply with all applicable conditions of approval for SDR-78465.

This action by the Department of Planning staff on **March 8, 2022** 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:ew

cc:  
Michael Pancirov  
SPARC Design Group  
7485 West Azure Drive Suite 222  
Las Vegas, Nevada 89130