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cityoflasvegas
lasvegasnevada.gov

October 18, 2022

Stratosphere Gaming LLC
6595 South Jones Boulevard
Las Vegas, Nevada 89118

**RE: 22-0349-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2022**

Dear Applicant:

Your Land Use Entitlement project request request FOR A PROPOSED STATION on 8.90 acres at ADDRESS (APNs Multiple), C-2 (General Commercial) Zone, Ward 3 (Diaz), was 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 Special Use Permit (20-0204-SUP1) shall be required, if approved.
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 07/19/22, 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 utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

7. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works


10. Per condition #19 of 20-0204-SUP1, a Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with the development of this site.
11. Per condition #27 of 20-0204-SUP1, contact the City Engineer's office to coordinate the design and construction of any off-site improvements or any private improvements in the public right-of-way.
12. Development and Operations of this facility shall comply with the terms of the Boring Monorail Agreement.
13. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works in regards to storm water prevention. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov
14. An update to the previously approved Traffic Impact Analysis (TIA-76150) 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.

15. Comply with all applicable conditions of approval for 20-0207-SUP1, 22-0107-SDR1, and any other site related actions.

This action by the Department of Planning staff October 18, 2022 is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely;



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Tyler Fairbanks
TBC - The Boring Company
3395 Cambridge Street
Las Vegas, Nevada 89169