



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

September 12, 2022

Kamran Foulad
Proview Series 17 LLC
3726 Las Vegas Blvd S Suite 3005W
Las Vegas, Nevada 89158

**RE: 22-0451-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - SEPTEMBER 2022**

Dear Applicant:

Your Land Use Entitlement project request FOR AN EXISTING TEMPORARY PARKING LOT on 0.85 acres at the southwest corner of Carson Avenue and Las Vegas Boulevard (APNs 139-34-610-023 and 031), 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

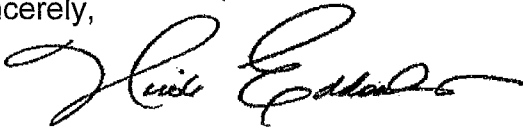
1. Illumination shall be provided between dusk and dawn pursuant to Title 11.55.
2. Conformance to the Conditions of Approval for Variance (VAR-55335) shall be required.
3. This approval shall be void three years from the date of final approval, unless an Extension of Time is approved by the City of Las Vegas.
4. All development shall be in conformance with the site plan and perimeter fence elevations, date stamped 08/10/22, 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.

Public Works

8. Contact the City Transportation Engineer's Office (Sean Robinson 702-229-2199) to coordinate the development of this project with the Maryland Parkway Bus Rapid Transit project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Transportation Engineer.
9. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Las Vegas Boulevard project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

This action by the Department of Planning staff September 12, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Brandy Stanley
City of Las Vegas
350 South City Parkway
Las Vegas, Nevada 89106