



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**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

**January 19 2023**

Mike Nolan  
IKE Gaming Inc  
600 East Fremont  
Las Vegas, Nevada 89101

**RE: 22-0681-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE - JANUARY 2023**

Dear Applicant:

Your Land Use Entitlement project request FOR A PROPOSED TEMPORARY PARKING LOT on 0.99 acres at 206, 209, 211 and 221 North 7th Street (APNs 139-34-512-028, -029 and 139-34-612-001, -002) T6-UC (T6 Urban Core) Zone, Ward 5 (Crear) was considered administratively by the Department of Planning staff.

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

**Planning**

1. Site Development Plan Review (SDR-71728) is hereby expunged.
2. 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.
2. All development shall be in conformance with the site plan date stamped 01/03/23, except as amended by conditions herein.
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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

7. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
  
8. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the 7<sup>th</sup> Street Complete Street 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 on January 19, 2023 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

c.c.:

Bon Murnane  
GCW Engineering Inc  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146