



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
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LAS VEGAS, NV 89101

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cityoflasvegas
lasvegasnevada.gov

June 26, 2023

Grant Garcia
Corner of Main St. LLC
1 Main Street
Las Vegas, Nevada 89101

**RE: 23-0201-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - JUNE 2023**

Dear Applicant:

Your Land Use Entitlement project request FOR A PROPOSED TEMPORARY PARKING LOT on 0.30 acres at the southeast corner of Utah Avenue and Main Street (APN 162-03-210-027), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz), was considered administratively by the Department of Community Development staff.

The Department of Community Development 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. 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.
3. All development shall be in conformance with the site plan and perimeter wall/fence elevations, date stamped 05/15/23, 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 Building and Safety Division.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Utah Avenue project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
8. 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.
9. Queues for the overall parking lot shall not extend into the public right-of-way as a result of the operations on this site.

This action by the Department of Community Development staff on **June 26, 2023** 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:nl

c.c.:

Maria Soto
City of Las Vegas
350 South City Parkway
Las Vegas, Nevada 89106