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CITY COUNCIL**

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cityoflasvegas
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June 27, 2023

Bill Mason
FEM, LLC
8804 Spanish Ridge Avenue, Ste. 100
Las Vegas, Nevada 89148

**RE: 23-0270-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - JUNE 2023**

Dear Applicant:

Your Land Use Entitlement project request for A Minor Amendment to a previously approved Site Development Plan Review (21-0009-SDR1) FOR THE PROPOSED REMOVAL OF PERIMETER LANDSCAPING MATERIALS AND TO RECONFIGURE THE PARKING LOT on 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-812-002 and 003), C-1 (Limited Commercial) 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. Conformance to the Conditions of Approval for Site Development Plan Review (21-0009-SDR1) and Site Development Plan Review (23-0036-SDR1) shall be required, if approved.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Reviews (21-0009-SDR1) and (23-0036-SDR1). No further action is needed, as this approval is extended, exercised or expired with 21-0009-SDR1 and 23-0036-SDR1.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/31/23, 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. 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.
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 construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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.
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 Site Development Plan Review (21-0009-SDR1) and Tentative Map (TMP-78658) any other site related actions.

This action by the Department of Community Development staff on **June 27, 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

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NE:nl

c.c.:

Tony Celeste
Kaempfer Crowell
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