



**LAS VEGAS  
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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
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September 5, 2023

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

**RE: 23-0421-SDR1 - SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - SEPTEMBER 2023**

Dear Applicant:

Your Land Use Entitlement project request FOR A PROPOSED TEMPORARY PARKING LOT on 0.24 acres on the east side of Las Vegas Boulevard, approximately 70 feet north of Garces Avenue (APN 139-34-410-182), C-2 (General 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. 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 08/30/23, 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. 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. Remove unused driveway cut and replace with new improvements meeting Downtown Masterplan Plan Standards (Title 19 Appendix F) concurrent with development of this site, except as amended by conditions herein. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The proposed new driveway accessing this site shall have a minimum 10-foot radius return.
9. Queues for the parking lot shall not extend into the public right-of-way as a result of the parking operations on this site. Vehicles shall not back into the public right-of-way from this site. All vehicles must enter the public right-of-way in the forward facing position.

This action by the Department of Community Development staff on **September 5, 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.:

Hailey Shinton  
GCW Engineering, Inc.  
1555 S. Rainbow Boulevard  
Las Vegas, Nevada 89146