



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

CEDRIC CREAR  
VICTORIA SEAMAN  
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

JORGE CERVANTES  
City Manager

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

September 14, 2023

Kyle Sutherland  
Paradise Las Vegas, LLC  
299 Park Avenue, 42<sup>nd</sup> Floor  
New York, NY 10171

**RE: 23-0425-SDR1 - SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - SEPTEMBER 2023**

Dear Applicant:

Your Land Use Entitlement project request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-75854) FOR THE PROPOSED REMOVAL OF INTERIOR PARKING LOT PLANTING MATERIALS FROM THE NORTHWEST PARKING LOT AREA, REPLACEMENT OF PLANTING MATERIALS ON-SITE AND PARKING LOT RECONFIGURATION on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive (APNs 162-08-418-002, 007, 008 and 009), C-2 (General Commercial) and M (Industrial) Zones, 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 approved conditions for Variance (22-0374-VAR1), Site Development Plan Review (SDR-70652), Site Development Plan Review (SDR-73309), Site Development Plan Review (SDR-75854), Site Development Plan Review (SDR-77738), Site Development Plan Review (SDR- 78709), Site Development Plan Review (20-0304-SDR1), Site Development Plan Review (21-0073-SDR1) and Site Development Plan Review (22-0374-SDR1), except as amended herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 08/15/23, except as amended by conditions herein.

4. An Exception from Title 19.08.040 is hereby approved, to allow 41 trees where 89 trees were required within the interior of the existing northwest parking lot.
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 Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

**Fire & Rescue**

10. 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.

This action by the Department of Community Development staff on **September 14, 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

**23-0425-SDR1 - Page Three**  
**September 14, 2023**

NE:nl

c.c.:

Kyle Sutherland  
Fisher Brothers  
299 Park Avenue, 42<sup>nd</sup> Floor  
New York, NY 10171

Jennifer Lazovich  
Kaempfer Crowell  
1980 Festival Plaza Drive, Ste. 650  
Las Vegas, Nevada 89135