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COMMUNITY DEVELOPMENT

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cityoflasvegas  
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November 07, 2023

Cardona & Cardona LLC  
1565 West Brooks Avenue  
Las Vegas, Nevada 89032

**RE: 23-0428-SDR1 - SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - OCTOBER 2023**

Dear Applicant:

Your Land Use Entitlement project requests FOR A PROPOSED MINOR AMENDMENT OF A PREVIOUSLY APPROVED PLOT PLAN AND BUILDING ELEVATION REVIEW [Z-0012-95(1)] FOR A 1,340 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 5,600 SQUARE-FOOT BUILDING on 1.33 acres at 1250 North Eastern Avenue (APN 139-25-201-001), 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. Conformance to the Conditions of Approval of a previously approved Plot Plan and Building Elevation Review (Z-0012-95[1]) shall be required, 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, date stamped 10/11/23, and building elevations, date stamped 09/19/23, except as amended by conditions herein.
4. The existing shade structure located to the north of the property shall obtain a building permit.
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 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. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements (pedestrian ramps) at the easterly Searles Avenue driveway, and replace with new improvements meeting Current City Standards concurrent with development of this site. 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.
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 whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Department of Community Development staff on **November 7, 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:jr

Cc:  
Javier Cardona  
1250 North Eastern Avenue  
Las Vegas, Nevada 89032

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