



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
lasvegasnevada.gov

September 2, 2025

J Dapper
Chicks Dig Scars LLC
5030 Paradise Road, C-214
Las Vegas, Nevada 89119

**RE:25-0248-SDR1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2025**

Dear Applicant,

Your Land Use Entitlement project request FOR A TEMPORARY PARKING LOT on approximately 2.00 acres at the northwest corner of Boulder Avenue and Art Way (APNs portion of 139-34-401-011, 139-34-410-043 through 045, and 139-34-499-013), C-2 (General Commercial) Zone, Ward 3 (Diaz). The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. Onsite 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 fence elevations, date stamped 08/28/25, 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.

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Public Works

7. 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 and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site. Easements may be reserved through the Order of Vacation for 24-0451-VAC1.

This action by the Department of Community Development staff on **September 2, 2025** 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:bp

cc:

Starr Mermejo
Dapper Development
5030 Paradise Road, C-214
Las Vegas, Nevada 89119