



**LAS VEGAS  
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COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

October 4, 2023

Cristobal Santos  
6127 Rocky Top Avenue  
Las Vegas, Nevada 89110

**RE: 23-0286-SDR1 - SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - SEPTEMBER 2023**

Dear Applicant:

Your Land Use Entitlement project request for a Minor Amendment to an approved Site Development Plan Review (SDR-71856) FOR A PROPOSED PARKING LOT RECONFIGURATION FOR AN EXISTING DELIVERY AND SERVICE VEHICLE STORAGE DEVELOPMENT on 0.50 acres at 63 30th Street (APN 139-36-402-006), M (Industrial) 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 (SDR-71856) shall be required, except where 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 08/29/23, 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. In accordance with condition #11 of Site Development Plan Review (SDR-71856) and Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
8. Queues for the overall site shall not extend into the public right-of-way as a result of the operations on this site
9. Gated access drives shall remain open during business hours.
10. Comply with all applicable conditions of approval for Site Development Plan Review (SDR-71856) and any other site related actions.

This action by the Department of Community Development staff on **October 4, 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:bp

Cc:  
Dwayne Duke  
Cimarron Development Inc  
552 Kennedy Drive  
Las Vegas, Nevada 89110