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cityoflasvegas  
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September 21, 2023

Mark Hunter  
2620 South Maryland Parkway Suite 14 #342  
Las Vegas, Nevada 89109

**RE: 23-0389-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-78465) FOR A PROPOSED 136 SQUARE-FOOT ADDITION TO A TWO-STORY, 16,192 SQUARE-FOOT HOTEL WITH POOL DECK on 0.90 acres at 207 North 11th Street (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear), 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 Special Use Permit (SUP-78466) and Site Development Plan Review (SDR-78465) and Site Development Plan Review (22-0105-SDR1) shall be required.
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, landscape plan, and building elevations, date stamped 08/21/23, 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 utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
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. 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.

**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 21, 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.:

Michael Pancirov  
SPARC Design Group  
1604 South Commerce Street Suite B  
Las Vegas, Nevada 89102