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**September 4, 2024**

Sean Ashoori  
SS&D Nevada Properties LLC  
6404 Wilshire Boulevard #1040  
Los Angeles, California 90048

**RE:24-0291-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT  
PLAN REVIEW**

**ADMINISTRATIVE CYCLE – AUGUST 2024**

Dear Mr. Ashoori,

The Department of Community Development - Planning Division has administratively APPROVED a Land Use Entitlement project FOR A PROPOSED TEMPORARY PARKING LOT on 0.68 acres on the east side of Las Vegas Boulevard, approximately 480 feet south of Oakey Boulevard (APN 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Diaz).

The Department of Community Development has administratively **APPROVED** your request subject to the following:

**Planning**

1. 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.
2. All development shall be in conformance with the site plan and fence elevations, date stamped 07/23/24, except as amended by conditions herein.
3. Provide two ADA-accessible parking spaces on the subject lot for a total of four spaces on APNs 162-03-310-006 and 007.
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. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

This action by the Department of Community Development staff on **September 4, 2024** 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:

Petya Balova  
Balova Engineering  
7495 West Azure Drive #140  
Las Vegas, Nevada 89130