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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas | lasvegasnevada.gov

April 30, 2024

Alberto De La Paz  
5113 Alpine Place  
Las Vegas, Nevada 89107

**RE: 24-0110-SDR-1 SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE – APRIL 2024**

Dear Mr. De La Paz:

The Department of Community Development – Planning Division has administratively **APPROVED** for a Minor Amendment to approved Site Development Plan Review (SDR-69262) FOR A PROPOSED BUILDING MODIFICATION AND PARKING LOT RECONFIGURATION on 0.94 acres on the south side of Vegas Drive, approximately 605 feet west of Pyramid Drive (APN 139-30-501-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

**24-0110-SDR1 Conditions:**

**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review (22-0083-SDR1) shall be required, except as amended in conditions herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (22-0083-SDR1). No further action is needed, as this approval is extended, exercised or expired with Site Development Plan Review (22-0083-SDR1).
3. Variance (22-0083-VAR1) shall be expunged upon final approval.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/20/24, except as amended by conditions herein.
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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
11. Comply with all applicable conditions of approval for Site Development Plan Review (22-0083-SDR1) and any other site related actions.

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**April 30, 2024**

This action by the Department of Community Development staff on **April 30, 2024** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Luis Flores Paz  
LJ Architecture & Planning  
10438 Sky Gate Street  
Las Vegas, Nevada 89178