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cityoflasvegas
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October 3, 2023

Roger Camperi
Findlay Family Properties LP
310 North Gibson Road
Henderson, Nevada 89014

**RE: 23-0440-SDR1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2023**

Dear Applicant:

Your Land Use Entitlement project request FOR A MINOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-35093) FOR A PROPOSED ADDITION OF A 2,697 SQUARE-FOOT DETACHED BUILDING TO AN EXISTING 53,778 SQUARE-FOOT MOTOR VEHICLES SALES (NEW) DEVELOPMENT on 11.57 acres at 7494 West Azure (PARCEL 2-B AS SHOWN BY PARCEL MAP THEREOF IN FILE 129 OF PARCEL MAPS, PAGE 62, IN THE OFFICE OF THE CLARK COUNTY RECORDED, CLARK COUNTY, NEVADA), T-C (Town Center) Zone [GC-TC (General Commercial) Town Center Special Land Use Designation], Ward 6 (Brune), 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-9641) shall be required, except as 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 and building elevations, date stamped 08/29/2023.
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.

Public Works

6. 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.

7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage study update.

This action by the Department of Community Development staff on **October 3, 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