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November 17, 2020

Mr. John Curran
Good Hood LLC
985 White Drive, Ste. 100
Las Vegas, Nevada 89119

**RE: 20-0279-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – NOVEMBER 2020**

Dear Applicant:

Your request for a MINOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76887) on 1.16 acres at the southeast corner of Las Vegas Boulevard and Carson Avenue (APN 139-34-601-018), C-2 (General Commercial) Zone, Ward 3 (Diaz) has been considered administratively by the Department of Planning staff.

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

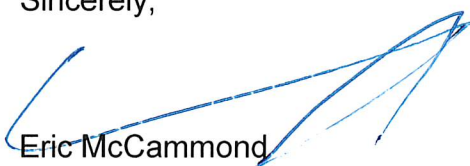
Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review SDR-76887 shall be required unless modified herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-76887). No further action is needed, as this approval is extended, exercised or expired with SDR-76887.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/21/20 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. 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.
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. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on **November 17, 2020** 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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl