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January 19, 2021

Mr. Michael Eslamboli
Eslamboli Investments, LLC
10600 Wilshire Boulevard, Suite #406
Los Angeles, California 90024

**RE: 20-0374-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JANUARY 2021**

Dear Mr. Eslamboli:

Your request for a Minor Amendment to a previously approved Plot Plan Review (Z-0054-94) FOR A PROPOSED 100 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING CAR WASH on 0.48 acres at 1402 North Eastern Avenue (APN 139-25-101-017), C-1 (Limited 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 approved conditions for Plot Plan Review (Z-0054-94) and Special Use Permit (SUP-63861).
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 12/22/20, 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.

Mr. Michael Eslamboli
Eslamboli Investments, LLC
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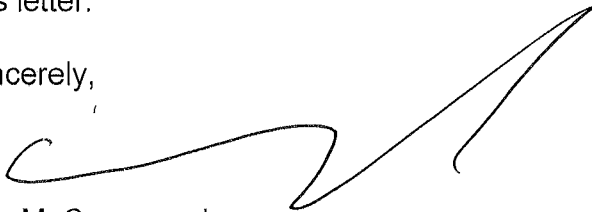
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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.

This action by the Department of Planning staff on **January 19, 2021** 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