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April 19, 2021

Mr. Steve Ford
City of Las Vegas
495 South Main Street, 5th Floor
Las Vegas, Nevada 89101

**RE: 21-0204-SDR1 – ADMINISTRATIVE MINOR SITE DEVELOPMENT
PLAN REVIEW
ADMINISTRATIVE CYCLE – APRIL 2021**

Dear Mr. Ford:

The Department of Planning has administratively **APPROVED** FOR A TEMPORARY PARKING LOT on 1.58 acres at the southwest corner of Clark Avenue and 1st Street (APNs 139-34-210-014, 017 and 018; and 139-34-311-017 through 022), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. This approval shall be void three years from the date of final approval. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and elevations, date stamped 04/07/21, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.

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6. 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 **April 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:clb