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DEPARTMENT OF PLANNING

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cityoflasvegas
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September 14, 2021

Mr. Don Ahern
Don & Paul LLC
8350 Eastgate Road
Henderson, Nevada 89105

**RE: 21-0517-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – SEPTEMBER 2021**

Dear Applicant:

Your request TO AMEND PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (78759-SDR1) TO RECONFIGURE THE PARKING LOT on 30.55 acres located on the south side of Bonanza Road, approximately 415 feet west of Martin L. King Boulevard (APN 139-28-412-001), C-M (Commercial/Industrial) Zone, Ward 5 (Crear), 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 (78759-SDR1) and Variance (78759-VAR1) shall be required, except as amended herein.
2. 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.
3. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

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 drainageways recommended in the approved drainage study update.
8. Comply with all previous conditions of approval for SDR-78759 and all other site-related actions.

This action by the Department of Planning staff on **September 14, 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
Department of Planning

EM:nl

c.c.:

Mr. Don Ahern
Ahern Rentals Inc
1607 West Bonanza Road
Las Vegas, Nevada 89106

Mr. George M. Rogers, Architect
6325 S. Jones Blvd., Ste. 100
Las Vegas, Nevada 89118