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CORRECTED LETTER

October 19, 2016

Mr. Dapper
Ten15 Huntridge LLC
985 White Drive
Las Vegas, Nevada 89119

**RE: SDR-66572 [PRJ-66136] – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – SEPTEMBER 2016**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR PROPOSED BUILDING ELEVATION CHANGES AND PARKING LOT RE-STRIPING on 0.35 acres located at the southwest corner of Bonneville Avenue and Maryland Parkway (APNs139-34-801-003, -004), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-66136], 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. 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.
2. All development shall be in conformance with the building elevations date stamped, site plan, landscape plan, date stamped 08/31/16, 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. 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.

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6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. New doors along Maryland Parkway shall not open into the Maryland Parkway public right-of-way.

This action by the Department of Planning staff on September 21, 2016 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl