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November 30, 2011

Ms. Kelly Hulseley
4125 West Charleston Boulevard
Las Vegas, Nevada 89102

**RE: SDR-43653 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2011**

Dear Ms. Hulseley:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-39338) FOR A REDUCTION OF THE REQUIRED PARKING LOT LANDSCAPE AREA AT AN EXISTING BANQUET FACILITY AND WEDDING CHAPEL on 1.28 acres at 4125 West Charleston Boulevard (APN 162-06-501-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), has been considered administratively by the Department of Planning Staff.

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

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-39338).
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 and landscape plan date stamped 10/24/11, except as amended by conditions herein.
4. An Exception from 19.08.110(C)(12)(a) is hereby approved, to allow no parking lot landscape islands located at the front parking area adjacent to Charleston Boulevard and the north end of the row of parking along the west perimeter where three landscape islands are required.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov

FM-0073-07-11



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5. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 10/24/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Site development to comply with all applicable conditions of approval for SDR-39338 and all other subsequent site-related actions.

This action by the Department of Planning staff on November 30, 2011 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:clb

cc: Mr. David Strait
DW Strait Architecture
1223 Heather Oaks Way
North Las Vegas, Nevada 89031