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October 10, 2012

Ms. Susan Syring
R R Properties, LLC
801 South Fourth Street
Las Vegas, Nevada 89101

**RE: SDR-45544 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2012**

Dear Ms. Syring:

Your request for a Minor Site Development Plan Review FOR A TEMPORARY PARKING LOT on 0.58 acres at the northeast corner of Hoover Avenue and Fourth Street (APNs 139-34-410-142, 143 and 144), C-2 (General Commercial) Zone, Ward 3 (Coffin). 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 site plan and landscape plan, date stamped 06/14/12, except as amended by conditions herein.
3. All parking spaces adjacent to the alley and landscape buffers shall have tire stops (aka bumpers) installed.
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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
BUSINESS LICENSING DIVISION
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Public Works

7. Dedicate a 10 foot radius on the northeast corner of Hoover Avenue and 4th Street prior to the issuance of any permits.
8. Coordinate the vehicular circulation of this site with the Traffic Engineering Section of the Department of Public Works prior to the submittal of any construction drawings for this site. Comply with the recommendations of the Traffic Engineering Section.
9. All landscaping and private improvements installed with this project, if any, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. The existing driveway servicing this site from 4th Street shall be ingress only.
10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Department of Planning staff on October 10, 2012 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,



Yorgo Kagafas, AICP
Senior Planner
Case Planning Division

YK:clb

cc: Mr. Grant Garcia
Cherry Development
900 Las Vegas Boulevard South, Suite #120
Las Vegas, Nevada 89101