



June 14, 2012

Legal Aid Center of Southern Nevada
800 South 8th Street
Las Vegas, Nevada 89101

**RE: SDR-45666 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JUNE 2012**

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Applicant:

Your request for a Minor Amendment of a Site Development Plan Review (SDR-41023) TO INCREASE A PREVIOUSLY APPROVED 49-FOOT TALL, THREE-LEVEL, 48,199 SQUARE-FOOT PARKING STRUCTURE TO 51 FEET IN HEIGHT, FOUR LEVELS AND 50,538 SQUARE FEET on 0.98 acres at 725 East Charleston Boulevard (APN 139-34-401-017), C-1 (Limited 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 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with all applicable conditions of approval for Site Development Plan Review (SDR-41023) and all other site-related actions, except as amended by conditions herein.
3. All development shall be in conformance with the building elevations, date stamped 06/06/12, except as amended by conditions herein.
4. 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 06/06/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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3RD FLOOR
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5. Prior to occupancy, 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.
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. 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.
9. Site development to comply with all applicable conditions of approval for SDR-39457 and all other applicable site-related actions.

This action by the Department of Planning staff on June 14, 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Russell Rowe
Mr. Dimitrios Karapanagiotis
The Capitol Company
3900 Paradise Road, Suite #208
Las Vegas, Nevada 89169