



December 26, 2012

City Parkway V
495 South Main Street
Las Vegas, Nevada 89101

LAS VEGAS
CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

**RE: SDR-47655 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - DECEMBER 2012**

Dear Applicant:

Your request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT on 5.15 acres at the southeast corner of Symphony Park Avenue and Grand Central Parkway (APN 139-33-610-025), PD (Planned Development) Zone, Ward 5 (Barlow), 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, landscape plan, and building elevations, date stamped 11/29/12, except as amended by conditions herein.
3. All parking spaces adjacent to a sidewalk 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
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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Public Works

7. All private improvements and landscaping installed with this project 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.
8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths 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 drainage ways as recommended.
9. Comply with all previous conditions of approval for SDR-16267 and all other subsequent site development review actions.

This action by the Department of Planning staff on December 26, 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:nl

cc: Mr. Harlow Smoot
City of Las Vegas
Department of Public Works
333 North Rancho Drive, 8th Floor
Las Vegas, Nevada 89106