



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

March 20, 2013

Jean Grant
Grant Properties, LLC
1136 Ralson Drive
Las Vegas, Nevada 89106

**RE: SDR-48173 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - FEBRUARY 2013**

Dear Jean Grant:

Your request for a Minor Site Development Plan Review FOR A 980 SQUARE-FOOT PORTE COCHERE ADDITION TO AN EXISTING 12,953 SQUARE-FOOT SEXUALLY ORIENTED BUSINESS on 2.46 acres at 1514 Western Avenue (APN 162-04-602-010), M (Industrial) 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 building elevations, date stamped 01/24/13, 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.

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

Jean Grant
SDR-48173 – Page Two
March 20, 2013

5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. 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, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Department of Planning staff on March 20, 2013 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc:

Mr. Alex Cordero
Little Darlings of Las Vegas, LLC
1514 Western Avenue
Las Vegas, Nevada 89102

Ms. Lora Dreja
Brown, Brown Premsrirut Atty
5220 South 4th Street
Las Vegas, Nevada 89101