



February 20, 2013

Mr. Ronald Decar  
Decar Enterprises  
1201 Las Vegas Boulevard South  
Las Vegas, Nevada 89104

**RE: SDR-48193 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - FEBRUARY 2013**

Dear Mr. Decar:

Your request for a for a Minor Site Development Plan Review FOR PROPOSED IMPROVEMENTS TO AN EXISTING PARKING LOT at 1201 South Las Vegas Boulevard (APN 162-03-112-023 through 026), C-1 (Limited Commercial) and C-2 (General Commercial) Zones, 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 and landscape plans, date stamped 02/13/13, except as amended by conditions herein.
3. Exceptions from Title 19.08.110(C)(12) are hereby approved, to allow two landscape parking lot islands, where five are required; to allow six parking lot shade trees, where 13 are required; and to allow existing parking spaces to be directly adjacent to a building, where a minimum five-foot wide buffer is required.
4. An Exception from Title 19.08.040(F)(8) is hereby approved, to allow 15 perimeter trees, where 21 are required.

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DEPARTMENT OF PLANNING  
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5. The owner of the property shall submit applications within 12 months of the date of final approval for a reversionary map of the entire site and rezoning of the entire site to C-2 (General Commercial).
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. Remove all unused driveway cuts adjacent to this site and replace with new improvements meeting current city standards concurrent with development of this site. "Pan style" driveways are acceptable on Park Paseo. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements 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.
11. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Las Vegas Boulevard and Park Paseo public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

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12. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the installation of landscaping, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Department of Planning staff on February 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. Ronald Langley  
3111 South Valley View Boulevard, Suite E106  
Las Vegas, Nevada 89102