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ELIZABETH N. FRETWELL
CITY MANAGER

May 8, 2013

Ms. Elizabeth Fretwell
City of Las Vegas
495 South Main Street, 7th Floor
Las Vegas, Nevada 89101

**RE: SDR-49158 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MAY 2013**

Dear Ms. Fretwell:

Your request for a Minor Site Development Plan Review FOR A TEMPORARY PARKING LOT on 2.73 acres on the southeast corner of 6th Street and Mesquite Avenue (APNs 139-34-512-019, 020, 021, 022, 023, 024, 025, 034, 035, 036 and 139-34-501-019), C-2 (General Commercial) 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 and landscape plan, date stamped 04/25/13, except as amended by conditions herein.
3. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any civil improvement plan or building permits.
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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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

Public Works

7. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
8. The installation of either swing gates or rolling gates is acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right-of-way. It is the responsibility of the property owner to determine the exact location of the public right-of-way and to install the gates appropriately. Any unauthorized installation in the public right-of-way may be subject to provisions of Title 13.32.080. The gate shall also be located a minimum of 18 feet away from the public right-of-way.
9. Landscape and maintain all unimproved rights-of-way adjacent to this site as required per Downtown Centennial Plan Temporary Parking lot standards. 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.
10. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Sidewalk Infill" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
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.

Ms. Elizabeth Fretwell
City of Las Vegas
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This action by the Department of Planning staff on May 8, 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,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written in a cursive style.

Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Michael Shohet
ZAPPO'S
Jones Lang LaSalle
302 East Carson Avenue
Las Vegas, Nevada 89101

Ms. Treasa Wolf
Walker Engineering, LLC
5765 South Rainbow Boulevard, Suite #101
Las Vegas, Nevada 89118