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July 24, 2013

City of Las Vegas
Real Estate Division
333 North Rancho Drive, 8th Floor
Las Vegas, Nevada 89106

**RE: SDR-49629 (PRJ-49381) - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JUNE 2013**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR 18 PROPOSED SHADE STRUCTURES AND A 10,000 SQUARE-FOOT SKATE PARK on 18.4 acres at 2100 East St. Louis Avenue, (APN 162-01-401-011), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-49381], 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. Conformance to the Conditions of Approval for Rezoning (ZON-20200) and Site Development Review (SDR-20201) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan and building elevations, date stamped 05/29/13, except as amended by conditions herein.
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. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.



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

Public Works

8. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Department of Planning staff on July 24, 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:nl