



April 17, 2014

Mr. George Khakiban
Southwestern Holdings LLC
23945 Calabasas Road, Suite 101
Calabasas, California 91302

LAS VEGAS
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CITY MANAGER

**RE: SDR-53493 [PRJ-53404] - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - APRIL 2014**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 3,219 SQUARE-FOOT RETAIL BUILDING on a portion of 7.08 acre commercial subdivision at 4833 West Charleston Boulevard (APN 162-06-111-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-53404], 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. Variance (VAR-51622) and Site Development Plan Review (SDR-51621) are hereby expunged.
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 landscape plan date stamped 04/07/14 and building elevations date stamped 03/27/14 except as amended by conditions herein.
4. An Exception from Title 19.08.110(C) (12) is hereby approved to allow four parking lot islands and six 24-inch box trees where seven parking lot island and seven 24-inch box trees are required.
5. 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.
6. 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
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7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site. Fire Department access shall be maintained at all times per Fire Department Standards.
10. 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 April 17, 2014 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

cc:

Mr. Todd Vedelago, AIA
Vedelago Petsch Architects, Inc.
3535 Executive Drive, Suite 310
Henderson, Nevada 89052