



March 14, 2017

906 Carson LLC
P.O. Box 1570
Las Vegas, Nevada 89125

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem

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Elizabeth N. Fretwell
City Manager

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

**RE: SDR-68609 [PRJ-68600] – ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW
ADMINISTRATIVE CYCLE – MARCH 2017**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR A 65-SPACE TEMPORARY PARKING LOT at the northwest corner of 10th Street and Carson Avenue (APN 139-34-712-035 through 037), C-2 (General Commercial) and C-1 (Limited Commercial) Zones, Ward 3 (Coffin) [PRJ-68600], 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. The improvements proposed for this temporary parking lot must be removed by March 10, 2020, unless this approval is extended.
3. Conversion of this temporary parking lot into a permanent parking lot will require a Site Development Plan Review and compliance with all development standards of the Downtown Centennial Plan.
4. All development shall be in conformance with the site plan and fence elevations, date stamped 03/08/17.
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.

DEVELOPMENT
SERVICES CENTER
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301
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TTY 711



cityoflasvegas
lasvegasnevada.gov



6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Prior to the issuance of any building permits, provide proof of joint access and parking through the former alley between this site and the apartment site to the west, Assessor's Parcel Number #139-34-601-012.

This action by the Department of Planning staff on March 14, 2017 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. John Curran
901 Fremont LLC
P.O. Box 7516
Las Vegas, Nevada 89125