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cityoflasvegas
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March 4, 2020

City of Las Vegas
Capital Project Management
333 North Rancho Drive
Las Vegas, Nevada 89106

**RE: SDR-78306 [PRJ-78305] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – MARCH 2020**

Dear Applicant:

Your request for a MINOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-75952) TO ADD A 1,105 SQUARE-FOOT MODULAR BUILDING TO AN EXISTING GOVERNMENT FACILITY on 0.52 acres at the southeast corner of Coolidge Avenue and South Casino Center Boulevard (APN 139-34-401-026), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78305], 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 approved Site Development Plan (SDR-75952) unless modified herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-75952). No further action is needed, as this approval is extended, exercised or expired with SDR-75952.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/05/20 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.

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6. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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, whichever may occur first. Provide and improve all drainage ways as recommended.
11. Comply with all applicable conditions of approval for SDR-75952.

This action by the Department of Planning staff on **March 4, 2020** 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,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:nl