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cityoflasvegas  
lasvegasnevada.gov

May 14, 2020

Mr. Mark Perrino  
Twin Star Energy, LLC  
7671 Shaffer Parkway  
Littleton, Colorado 80127

**RE: SDR-78612 [PRJ-78479] – ADMINISTRATIVE SITE DEVELOPMENT  
PLAN REVIEW  
ADMINISTRATIVE CYCLE – MAY 2020**

Dear Mr. Perrino:

Your request for a Site Development Plan Review FOR A PROPOSED 1,700 SQUARE-FOOT BUILDING ADDITION, FACADE IMPROVEMENTS, LANDSCAPE IMPROVEMENTS, PARKING LOT RECONFIGURATION, AND A 1936 SQUARE-FOOT GAS CANOPY WITH FUEL PUMPS on 0.48 acres at 1705 South Las Vegas Boulevard (APN 162-03-310-001), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78479] 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, landscape plan, and building elevations, date stamped 03/25/20, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.

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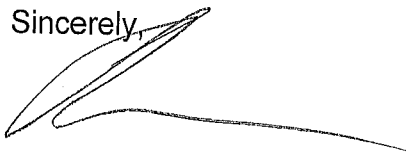
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

7. The sidewalk along Oakey Boulevard adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
8. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Las Vegas Boulevard Beautification project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer. Per the approved site plan, the existing second driveway on Las Vegas Boulevard closest of Oakey Boulevard will be eliminated during the Las Vegas Boulevard reconstruction. Additionally, a bus shelter pad easement may also be required.

This action by the Department of Planning staff on **May 14, 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,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Jared Lebo  
Lebo Design, LLC  
8607 West Sahara Avenue  
Las Vegas, Nevada 89117