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CITY COUNCIL**

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November 19, 2015

Mr. Carl Funk
Solterra Holdings Nevada, LLC
460 Fraser View Place
Delta, BC Canada V3M6H4

**RE: SDR-60932 [PRJ-60873] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 18, 2015**

Dear Mr. Funk:

The City Council at a regular meeting held on November 18, 2015 **APPROVED** a request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN DEVELOPMENT STANDARDS on 1.26 acres on the northeast corner of 1st Street and Hoover Avenue (Multiple APNs), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-60873].

This approval is subject to the following conditions:

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, date stamped 08/25/15, except as amended by conditions herein.
3. A Waiver to allow no streetscape improvements along Gass Avenue, no tire stops or additional landscaping as required by the Downtown Centennial Plan design standards for a temporary parking lot is hereby approved.
4. A total of six handicap parking spaces shall be provided, with one of the spaces designed for handicap van accessibility.
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
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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/city of las vegas

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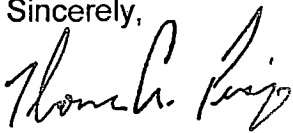
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

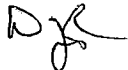
8. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Downtown Pedestrian and Bicycle Improvements - Gass" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 19, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning



TAP:clb

cc: Mr. John T. Moran III, Esq.
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Las Vegas, Nevada 89101

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