



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

October 14, 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
PLANNING COMMISSION MEETING OF OCTOBER 13, 2015**

Dear Applicant:

Your 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], was considered by the Planning Commission on October 13, 2015.

The Planning Commission voted to recommend **APPROVAL** of 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, 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

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

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.

This item will be considered by the City Council on November 18, 2015, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Manager
Case Planning Division

PL:nl

cc:

Mr. John T. Moran III, Esq.
Western Cab Co.
630 South 4th Street
Las Vegas, Nevada 89101

Mr. John T. Moran III, Esq.
Moran Law Firm, LLC
630 South 4th Street
Las Vegas, Nevada 89101