



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas
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February 9, 2022

Kenny Lin
Sahara 2020 LLC
3601 W. Sahara Avenue
Las Vegas, Nevada 89102

**RE: 21-0803-VAR1, 21-0803-SUP1, 21-0803-SUP2 AND 21-0803-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 1.67 acres at 3601 West Sahara Avenue (APN 162-08-101-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

21-0803-VAR1 - VARIANCE - TO ALLOW 68 PARKING SPACES WHERE 169 ARE REQUIRED

21-0803-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 1,300 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE WITHIN UNIT #101 WITH A 685 SQUARE-FOOT OUTDOOR PATIO AREA

21-0803-SUP2 - SPECIAL USE PERMIT - FOR A PROPOSED 1,938 SQUARE-FOOT RESTAURANT WITH SERVICE BAR USE WITHIN UNIT #112 WITH A 965 SQUARE-FOOT OUTDOOR PATIO AREA

21-0803-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ADDITION OF OUTDOOR PATIO AREAS AND A PARKING LOT RECONFIGURATION OF AN EXISTING COMMERCIAL DEVELOPMENT

This approval is subject to the following conditions:

21-0803-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permits (21-0803-SUP1 and SUP2) and Site Development Plan Review (21-0803-SDR1) shall be required, if approved.

2. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

21-0803-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0803-VAR1) and Site Development Plan Review (21-0803-SDR1) shall be required, if approved.
2. 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.
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, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov."

21-0803-SUP2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (21-0803-VAR1) and Site Development Plan Review (21-0803-SDR1) shall be required, if approved.
2. 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.
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, as well as submitted as part of any business license application.
5. Approval of this Special Use Permit does not constitute approval of a liquor license.
6. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

8. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov."

21-0803-SDR1 CONDITIONS

Planning

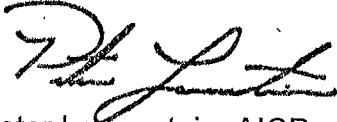
1. Approval of and conformance to the Conditions of Approval for Variance (21-0803-VAR1) and Special Use Permits (21-0803-SUP1 and SUP2) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 01/25/22 and building elevations, date stamped 12/15/21, 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.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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.

This action by the Planning Commission on **February 8, 2022** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. David Strait
1223 Heather Oaks Way
North Las Vegas, Nevada 89031