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January 24, 2022

Mr. Jeff Dragovich
Boca Park Marketplace Syndications Group LLC
9030 W. Sahara Avenue, Ste. 422
Las Vegas, Nevada 89117

**RE: 21-0775-SUP1 AND 21-0775-SDR1 – ADMINISTRATIVE SPECIAL
USE PERMIT AND SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – JANUARY 2022**

Dear Applicant:

The following Land Use Entitlement requests were considered administratively by the Department of Planning staff.

21-0775-SUP1 – SPECIAL USE PERMIT – For a Minor Amendment of an approved Special Use Permit (SUP-1164) FOR THE PROPOSED 1,110 SQUARE-FOOT EXPANSION OF AN EXISTING 4,312 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE

21-0775-SDR1 – SITE DEVELOPMENT PLAN REVIEW – For a Minor Amendment of an approved Site Development Plan Review [Z-0030-92(25)] FOR A 1,110 SQUARE-FOOT SHADE STRUCTURE ADDITION TO AN EXISTING COMMERCIAL BUILDING WITH ASSOCIATED PARKING LOT RECONFIGURATION

The Department of Planning has administratively **APPROVED** your request subject to the following:

21-0775-SUP1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-1164) shall be required.
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.

21-0775-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (21-0775-SUP1) shall be required.
2. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0030-92(25)], except as amended herein.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/08/21, except as amended by conditions herein.
5. An Exception from Title 19.08.110 is hereby approved, to allow the removal of two trees and planters at the end of two parking rows where such are required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.

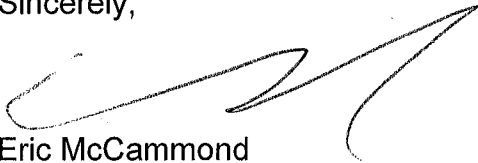
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
11. Comply with all previous conditions of approval for Site Development Plan Review [Z-0030-92(25)] and all other site related actions.

This action by the Department of Planning staff on **January 24, 2022** 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
Senior Management Analyst
Department of Planning

EM:nl

c.c.:

Mr. Sheldon Colen
SCA Design
2525 W. Horizon Ridge Parkway, Ste. 230
Henderson, Nevada 89052