



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas
lasvegasnevada.gov

December 14, 2022

Scott Zucker
NP Palace LLC
1505 South Pavilion Center Drive
Las Vegas, Nevada 89135

**RE: ABEYANCE - 22-0497-SDR1
PLANNING COMMISSION MEETING OF DECEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 13, 2022* voted to recommend **APPROVAL** of a request FOR A PROPOSED 4,300 SQUARE-FOOT MODULAR MEDICAL AND DENTAL OFFICE BUILDING WITH A WAIVER OF TITLE 19.08 COMMERCIAL DEVELOPMENT STANDARDS on 30.12 acres at the northeast corner of Kings Way and Teddy Drive (APN 162-08-513-002), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

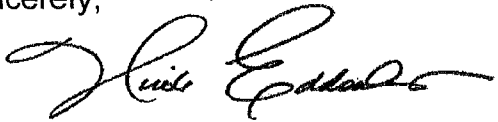
1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan and building elevations, date stamped 11/23/22, 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 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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to determine the appropriate pretreatment procedures required, if any, for effluent from this facility prior to occupancy of this site or an issued business license for this use. 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.
8. 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.

This item will be considered by the City Council on January 18, 2023. This meeting will be held at 9:00 A.M. at 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

Scott Zucker
Station Casinos
1505 South Pavilion Center Drive
Las Vegas, Nevada 89135

Craig Lucas
KGA
9075 West Diablo Drive Suite 300
Las Vegas, Nevada 89148