



**LAS VEGAS  
CITY COUNCIL**

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COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

January 11, 2023

Kyle Sutherland  
Fisher Brothers Las Vegas LLC  
299 Park Avenue  
New York, NY 10171

**RE: 22-0674 [VAR1, SUP1, AND SDR1]  
PLANNING COMMISSION MEETING OF JANUARY 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 10, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 11.06 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue (APNs 162-08-702-001, 002 and 162-08-303-034), M (Industrial) Zone, Ward 3 (Diaz)

**22-0674-VAR1 - VARIANCE - TO ALLOW 812 PARKING SPACES WHERE 1,251 ARE REQUIRED**

**22-0674-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED 344,860 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH ALCOHOL, OFF-PREMISE ANCILLARY USE (BEER AND WINE)**

**22-0674-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 633,028 SQUARE-FOOT COMMERCIAL DEVELOPMENT INCLUDING 213,602 SQUARE FEET OF COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) FACILITY FLOOR AREA, 36,579 SQUARE FEET OF RESTAURANT FLOOR AREA, 30,191 SQUARE FEET OF RETAIL FLOOR AREA, 32,244 SQUARE FEET OF OUTDOOR PATIO FLOOR AREA, A SIX-STORY PARKING GARAGE CONSISTING OF 305,595 SQUARE FEET OF FLOOR AREA AND BACK OF HOUSE (STORAGE) WITH 14,817 SQUARE FEET OF FLOOR AREA AND WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS AND TO ALLOW FLAT, PLAIN BUILDING FACADES WHERE PATTERNS AND MATERIALS THAT PROVIDE VISUAL INTEREST ARE REQUIRED**

This approval is subject to the following conditions:

**22-0674-VAR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0674-SUP1) and Site Development Plan Review (22-0674-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.

**22-0674-SUP1 Conditions:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for an Alcohol, On-Premise Full use.
2. Approval of and conformance to the Conditions of Approval for Variance (22-0674-VAR1) and Site Development Plan Review (22-0674-SDR1) shall be required, if approved.
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 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, as well as submitted as part of any business license application.
6. Approval of this Special Use Permit does not constitute approval of a liquor license.

7. This business shall operate in conformance to Chapter 6.50 of the City of Las Vegas Municipal Code.
8. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**22-0674-SDR1 AMENDED Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0674-SUP1) and Variance (22-0674-VAR1) 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 and landscape plan date stamped 12/28/22, and building elevations date stamped 11/18/22, except as amended by conditions herein.
4. A Waiver from Title 19.08.100 is hereby approved, to allow a five-foot buffer on a portion of the north perimeter and a zero-foot buffer along a portion of the west and east perimeter where 15 feet is required (APNs 162-08-702-001 and 002) and to allow a 10-foot buffer on a portion of the north and east perimeter where 15 feet is required (APN 162-08-303-034).
5. A Waiver from Title 19.08.100 is hereby approved, to allow a three-foot buffer on a portion of the south perimeter and a five-foot buffer along a portion of the west perimeter where eight feet is required (APNs 162-08-702-001 and 002).
6. A Waiver from Title 19.08.040 is hereby approved, to allow flat and plain building facades where patterns and materials that provide visual interest are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permit. Permits for demolition and on site grading may be issued prior to the mapping action being completed and recorded.

10. 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.
11. 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.
12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

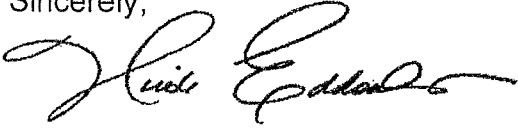
14. Construct a 10-foot sidewalk on Rancho Drive and grant an associate Public Access Easement concurrent with the development of this site
15. The sidewalks adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
16. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact

Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

17. Extend public sewer in Rancho Drive to the southern edge of this site at a size, depth and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
18. Submit a Master Sanitary Sewer Study update showing the updated extents of the Public Sewer design in Rancho Drive. This update shall be approved prior to the issuance of permits for any sewer-related construction on-site.
19. 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](mailto:ece@lasvegasnevada.gov).
20. The proposed on street loading zone on Meade Avenue shall meet the approval of the City Traffic Engineer.
21. Landscape and maintain all unimproved right-of-way adjacent to this site, if any. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

This action by the Planning Commission on January 10, 2023 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 January 24, 2023. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Jennifer Lazovich  
Kaempfer Crowell  
1980 Festival Plaza Drive Suite 650  
Las Vegas, Nevada 89135