



**LAS VEGAS  
CITY COUNCIL**

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City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
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cityoflasvegas | lasvegasnevada.gov

January 18, 2023

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

**RE: 22-0497-SDR1**  
**CITY COUNCIL MEETING OF JANUARY 18, 2023**

Dear Applicant:

The City Council at a regular meeting held on *January 18, 2023* voted to **APPROVE** 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:

**22-0497-SDR1 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.

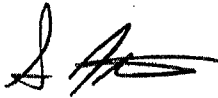
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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](mailto: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.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2023.

Sincerely,



Seth T. Floyd  
Director of Community Development

STF:PL: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