

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

STAVROS S. ANTHONY
Mayor Pro Tem

MICHELE FIORE
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DIAZ

JORGE CERVANTES
City Manager

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

March 9, 2022

Todd Marshall
1228 Main Street Partners, LLC
2330 Industrial Road
Las Vegas, Nevada 89102

**RE: 22-0079-SDR1-SITE DEVELOPMENT REVIEW
ADMINISTRATIVE CYCLE – MARCH 2022**

Dear Applicant:

Your Land Use Entitlement request FOR A MINOR AMENDMENT TO A PREVIOUSLLY APPROVED SITE DEVELOPMENT PLAN REVIEW (21-0378-SDR1) TO ALLOW A BUILDING ADDITION FOR UTILITIES, 240 SQUARE-FOOT OUTDOOR WALK-IN COOLER, AND FAÇADE IMPROVEMENTS on 0.16 acres at 1228 South Main Street (APN 162-03-110-097), C-M (Commercial/Industrial) Zone, Ward 3 (Diaz).

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

Planning

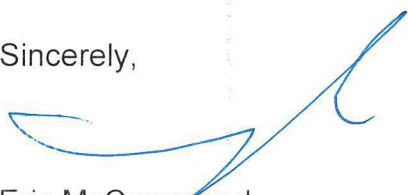
1. Conformance to the Conditions of Approval for Special Use Permit (21-0378-SUP1) and Site Development Plan Review (21-0378-SDR1) shall be required, if approved, except as amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (21-0378-SDR1). No further action is needed, as this approval is extended, exercised, or expired with 21-0378-SDR-1.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/08/22, 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.

Todd Marshall
1228 Main Street Partners, LLC
22-0079-SDR1
Page Two
March 8, 2022

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

This action by the Department of Planning staff on **March 9, 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:ew

cc:

Chris Richardson
Richardson Wetzel Architects
4300 East Sunset Road Suite E-3
Henderson, Nevada 89014