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DEPARTMENT OF PLANNING

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cityoflasvegas
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April 11, 2022

Mr. Matt Sobers
WFT NV LLC
2620 Regatta Drive
Las Vegas, Nevada 89128

**RE: 22-0125-SDR1 - ADMINSTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – APRIL 2022**

Dear Applicant:

Your Land Use Entitlement request for a Minor Site Development Plan Review TO ALLOW A 204 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 70,141 SQUARE-FOOT SHOPPING CENTER on 4.58 acres at 2620 Regatta Drive (APN 138-16-717-003), C-1 (Limited Commercial) Zone, Ward 4 (Anthony), was considered administratively by the Department of Planning staff.

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

Planning

1. Conformance to the approved conditions for Reclassification of Property and Plot Plan Review (Z-121-87), except as amended herein.
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, landscape plan, and building elevations, date stamped 03/05/22, 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.

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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.
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 **April 11, 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

cc:

Mr. David McKee
David McKee Architects
5250 S. Rainbow Blvd., Ste. 2006
Las Vegas, Nevada 89118