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DEPARTMENT OF PLANNING

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cityoflasvegas  
lasvegasnevada.gov

**June 7, 2022**

Bank US National Association Trust  
5221 North O'Connor Boulevard Suite 800  
Irving, Texas 75039

**RE: 22-0170-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE - MAY 2022**

Dear Applicant:

Your Land Use Entitlement project FOR A PROPOSED 1,250 SQUARE-FOOT OUTDOOR SEATING AREA IN CONJUNCTION WITH A 4,022 SQUARE-FOOT RESTAURANT on a portion of 6.04 acres at 740 South Rampart Boulevard, Suite #8 (APN 138-32-312-005), PD (Planned Development) Zone, Ward 2 (Seaman), was considered administratively by the Department of Planning staff.

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

**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 date stamped 03/23/22 and building elevations date stamped 04/21/22, 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 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).
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 action by the Department of Planning staff on June 7, 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:nl

c.c.:

Sergio Mcntegrade  
Bella Vita Boca Park LLC  
740 South Rampart Boulevard Suite 8-11  
Las Vegas, Nevada 89145

Jennifer Kennedy  
Colliers International  
3960 Howard Hughes Parkway Suite 150  
Las Vegas, Nevada 89169