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cityoflasvegas
lasvegasnevada.gov

June 16, 2022

Todd A Nigro
Nigro Construction Inc
9115 West Russell Road Suite 120
Las Vegas, Nevada 89148

**RE: 22-0196-SUP1 AND 22-0196-SDR1 - ADMINISTRATIVE SPECIAL
USE PERMIT AND SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JUNE 2022**

Dear Applicant:

Your Land Use Entitlement project requests on 1.66 acres on the east side of Oso Blanca Road, approximately 660 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Limited Commercial) Zone, Ward 6 (Fiore), was considered administratively by the Department of Planning staff.

- **22-0196-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED MINOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (SUP-76234) TO INCREASE THE SQUARE-FOOTAGE OF A LIQUOR ESTABLISHMENT (TAVERN) FROM 6,000 SQUARE FEET TO 6,604 SQUARE FEET
- **22-0196-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED MINOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76235) TO RECONFIGURE THE PARKING LOT AND INCREASE THE SQUARE-FOOTAGE OF THE COMMERCIAL DEVELOPMENT FROM 11,100 TO 13,028 SQUARE FEET

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

22-0196-SUP1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-76234) and Extension of Time (21-0390-EOT1) shall be required.
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.

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3. This approval is a minor amendment to, and shall run concurrently with, the approval for Special Use Permit (SUP-76234). No further action is needed, as this approval is extended, exercised or expired with SUP-76234.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0196-SDR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-76235) and Extension of Time (21-0390-EOT2) 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. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-76235). No further action is needed, as this approval is extended, exercised or expired with SDR-76235.
4. All development shall be in conformance with the site plan and landscape plan date stamped 06/14/22, and building elevations for the Tavern date stamped 05/17/22 and building elevations of the retail building date stamped 06/15/22, except as amended by conditions herein.
5. 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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. 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.
11. Connect to the 30" public sewer main that is currently under construction in Oso Blanca Road (L21-00851). Condition #16 of Site Development Plan Review (SDR-76235) no longer applies to this site.
12. Comply with all applicable conditions of approval for Site Development Plan Review (SDR-76235) and any other site related actions.

This action by the Department of Planning staff on June 16, 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.

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Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

c.c.:

Ron Miller
Nigro Construction
9115 West Russell Road Suite 210
Las Vegas, Nevada 89148