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DEPARTMENT OF PLANNING

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cityoflasvegas
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July 13, 2022

Stephen A. Wong
S A W LLC
132 Ninth Street Suite 200
Oakland, California 94607

**RE: 22-0256-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - JUNE 2022**

Dear Applicant:

Your Land Use Entitlement project request FOR THE PROPOSED 1,400 SQUARE-FOOT EXPANSION OF AN EXISTING RESTAURANT AND LEGAL, NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) on 0.84 acres at 308 West Sahara Avenue (APN 162-04-807-003), C-1 (Limited Commercial) Zone, Ward 3 (Diaz), 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 and building elevations, date stamped 05/23/22, except as amended by conditions herein.
3. Two ADA parking stalls shall be provided in accordance with Title 19.
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. If applicable, 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.
 - Plant materials shall be in conformance with the Southern Nevada Regional Planning Coalition Regional Plant List.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

1. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
2. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Department of Planning staff on July 13, 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 the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

c.c.:

Winston Henderson
Winston Henderson Architects
8689 West Sahara Avenue
Las Vegas, Nevada 89117