



**LAS VEGAS
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DEPARTMENT OF PLANNING

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cityoflasvegas
lasvegasnevada.gov

July 13, 2022

Bill Johnson
William Johnson and Marc Comstock
1131 South Main Street
Las Vegas, Nevada 89104

**RE: 22-0266-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - JUNE 2022**

Dear Applicant:

Your Land Use Entitlement project request for a 6,147 square-foot addition to an existing 9,861 square-foot building on 0.33 acres located at 1131 South Main Street (APN 162-03-110-080), C-M (Commercial/Industrial) 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, floor plan, and building elevations, date stamped 05/19/22, except as amended by conditions herein.
3. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
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.

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

Public Works

8. In accordance with the Planned Streets and Highways Map, dedicate 5 feet of right-of-way on Main Street, where it is not currently occupied by a building foundation, prior to the issuance of permits for this site unless otherwise allowed by the City Engineer.
9. 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.
10. This site shall connect using the existing lateral to the public sewer in the alley or connect with a new sewer lateral. A new lateral tap will need to be a minimum 6" and no grease interceptors are allowed in the public right-of-way.
11. The applicant shall submit a letter that documents operations related to the use of public rights-of-way adjacent to this site. The letter shall include the proposed delivery routes, commercial loading zones, and anything to be handled through the alleys. Additionally, the letter shall document decision-making and any possible agreements associated with employee parking and City's Parking Services. If traffic concerns arise from the operation of this site, the applicant shall remedy such concerns, to the satisfaction of the City Traffic Engineer within 60 days of written notice from the City.
12. 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, 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.

22-0266-SDR1 - Page Three
July 13, 2022

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

c.c.:

James Trees
Timeless Cuisine LLC
1130 South Casino Center Boulevard Suite 110
Las Vegas, Nevada 89104

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100 South Maryland Parkway Suite 210
Las Vegas, Nevada 89101