



**LAS VEGAS  
CITY COUNCIL**

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JORGE CERVANTES  
City Manager

November 21, 2022

Mr. DeAngelo Rios  
Flite Banking  
8955 Katy Freeway, Suite #107  
Houston, Texas, 77024

**RE: 22-0448-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE – DECEMBER 2022**

Dear Mr. Rios:

Your request for a Minor Amendment to a previously approved Rezoning (Z-0074-97) TO REMOVE EIGHT PARKING SPACES TO INSTALL A STANDALONE DRIVE-THRU ATM AT AN EXISTING SHOPPING CENTER on 3.52 acres at 7035 West Ann Road (APN 125-34-515-003), PD (Planned Development) Zone, Ward 6 (Fiore), has been considered administratively by the Community Development Department staff.

The Department of Community Development Staff has administratively APPROVED you request subject to the following conditions:

**Planning**

1. Conformance to the conditions of approval for Rezoning (Z-0074-97) except as amended in conditions herein.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provision 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 10/26/22, 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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

DEPARTMENT OF COMMUNITY  
DEVELOPMENT  
**SETH T. FLOYD**  
DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**  
495 S. MAIN STREET  
3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.3601 | VOICE  
702.464.2545 | FAX  
711 | TTY



*Public Works*

7. 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 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.

If you have any questions, please feel free to contact me at 702-229-1203.

Sincerely,

A handwritten signature in blue ink that reads "Christian Gates". The signature is written in a cursive style with a large, stylized "C" and "G".

Christian Gates, Planner I  
Department of Community Development  
Case Planning Division