



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

**December 12, 2022**

Mr. Samuel Johnson Jr.  
9112 Vista Greens Way, Ste. 104  
Las Vegas, Nevada 89134

**RE: 22-0575-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE - DECEMBER 2022**

Dear Applicant:

Your Land Use Entitlement request FOR A PROPOSED 1,493 SQUARE-FOOT ADDITION TO AN EXISTING COMMERCIAL BUILDING on 1.00 acres at 1425 West Lake Mead Boulevard (APN 139-21-701-010), C-1 (Limited Commercial) Zone, Ward 5 (Crear), 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 12/06/22, floor plan date stamped 11/07/22, and landscape plan date stamped 12/01/22, 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. 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 (APNs 139-21-701-010 and 139-21-701-009). The mapping action shall be completed and recorded prior to the issuance of any building permits.

6. The applicant shall not exercise the existing Package Liquor License (#L15-00077) for 1425 West Lake Mead Boulevard until APNs 139-21-701-010 and 139-21-701-009 are consolidated.
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**

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](mailto:ece@lasvegasnevada.gov).

This action by the Department of Planning staff on December 12, 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.:

Ms. Jennifer Hawkes  
Mario's Westside Market  
1425 W. Lake Mead Blvd.  
Las Vegas, Nevada 89106

Ms. Jennifer Hawkes  
Associated Food Stores  
1850 West 2100 South  
Salt Lake City, UT 84119