



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

JORGE CERVANTES
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST.
1ST FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas | lasvegasnevada.gov

CORRECTED LETTER

September 5, 2023

Mr. Teri Forbes
FNBN ASPEN LLC
299 South Main Street, Ste. 2200
Salt Lake City, Utah 84111

**RE: SDR-52994 [PRJ-52096] - MINOR SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - MARCH 2014**

Dear Applicant:

Your request for a Minor Amendment of an approved Site Development Plan Review (SDR-34306) FOR A PROPOSED 2,211 SQUARE-FOOT ADDITION TO AN APPROVED 37,100 SQUARE-FOOT GENERAL RETAIL AND NONRESTRICTED GAMING ESTABLISHMENT on 2.17 acres at the northeast corner of Sahara Avenue and Las Vegas Boulevard (APNs 162-04-813-070, 071 and 162-03-410-008), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-52096], has been considered administratively by the Department of Planning staff.

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

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-34306) shall be required, except as amended herein.
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. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/18/14, 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.

Mr. Teri Forbes
FNBN ASPEN LLC
SDR-52994 [PRJ-52096] - Page Two
September 5, 2023

6. All signage is subject to the requirements of LVMC Title 19 and shall be reviewed by the Downtown Design Review Committee prior to issuance of a permit for any new sign.
7. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Site development to comply with all applicable conditions of approval for SDR-34306 and all other applicable site-related actions.

This action by the Department of Planning staff on March 31, 2014 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

cc:

Mr. Jonathan Stern
Modulus Architects
220 Copper Avenue NW, Ste. 350
Albuquerque New Mexico 87102