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cityoflasvegas  
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**December 14, 2022**

Ed Kainen  
Braintree Ventures LLC  
5960 S Jones Boulevard  
Las Vegas, Nevada 89118

**RE: 22-0583-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE - DECEMBER 2022**

Dear Applicant:

Your Land Use Entitlement request TO REMOVE TWO DRIVE-THROUGH TELLER LANES AND LANDSCAPING TO CONSTRUCT A 4,030 SQUARE-FOOT ADDITION TO AN EXISTING 10,230 SQUARE-FOOT COMMERCIAL OFFICE DEVELOPMENT on 1.06 acres at 3303 Novat Street, Suite #200 (APN 137-12-410-012), PD (Planned Development) Zone, Ward 4 (Allen-Palenske), was 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-21198) except as amended by conditions 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 and landscape plan, date stamped 11/18/22, and building elevations, date stamped 12/07/22, 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. 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. 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 building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Department of Planning staff on December 14, 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.:

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Las Vegas, Nevada 89129

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