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cityoflasvegas
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November 10, 2022

Mr. Sean Theuson
Oso Blanco PB Holdings LLC
3790 Paradise Road, Suite 250
Las Vegas, Nevada 89169

**RE: 22-0596-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2022**

Dear Applicant:

Your Land Use Entitlement project request FOR A MINOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0126-SDR1) TO REORIENT THE BUILDING ON THE BUILDING PAD, REDUCE THE SQUARE-FOOTAGE OF THE STRUCTURE FROM 1,900 SQUARE FEET TO 1,800 SQUARE-FEET, ADD A 400 SQUARE-FOOT OUTDOOR DINING AREA, REDUCE THE BUILDING HEIGHT FROM 37 FEET TO 32 FEET AND RECONFIGURE THE INTERIOR PARKING LOT AREA on 0.61 acres at the northwest corner of Oso Blanca Road and Durango Drive (APN 125-17-314-010), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore), 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 (22-0126-SDR1) shall be required, except where amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (22-0126-SDR1). No further action is needed, as this approval is extended, exercised or expired with 22-0126-SDR1.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/19/22, 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 technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
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.
10. 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 November 10, 2022 is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely;



Nicole Eddowes
Community Development Coordinator
Case Planning Division

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NE:nl

c.c.:

Mr. Sheldon Colen
SCA Design
2525 W. Horizon Ridge Pkwy., Ste. 230
Henderson, Nevada 89052