



**LAS VEGAS
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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
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LAS VEGAS, NV 89101
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cityoflasvegas
lasvegasnevada.gov

June 12, 2023

Josh Holm
AAG Real Estate Las Vegas LLC
1375 Enclave Parkway
Houston, Texas 77077

**RE: 23-0227-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - MAY 2023**

Dear Applicant:

Your Land Use Entitlement project request FOR THE PROPOSED ENCLOSURE OF AN EXISTING PATIO AREA on 4.01 acres at 6600 West Sahara Avenue (APN 163-02-402-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen), was considered administratively by the Department of Community Development staff.

The Department of Community Development 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 and building elevations, date stamped 05/10/23, except as amended by conditions herein.
3. The number and design of ADA compliant parking stalls shall be provided for in accordance with Title 19.18 and Title 19.08 respectively.
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 Building and Safety Division.
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. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Sewer Rehabilitation Group P - Lone Mountain, Painted Desert, Durango, Ann, Centennial Center project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

This action by the Department of Community Development staff on **June 12, 2023** 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

NE:ew

c.c.:

Richard Youngblood
Youngblood Architecture
610 West Hubbard Street Suite 119
Coeur d Alene, Idaho 83814