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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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June 20, 2023

Kyle Sutherland
Fisher Brothers Las Vegas, LLC
299 Park Avenue
New York, NY 10171

**RE: 23-0254-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - JUNE 2023**

Dear Applicant:

Your Land Use Entitlement project request FOR A MINOR AMENDMENT TO SITE DEVELOPMENT PLAN REVIEW (22-0674-SDR1) TO ALLOW FAÇADE CHANGES TO "BUILDING 1" on 11.06 acres at the southwest corner of Meade Avenue and Rancho Drive (APNs 162-08-702-001, 002 and 162-08-303-034), M (Industrial) Zone, Ward 3 (Diaz), 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. Conformance to the Conditions of Approval for Site Development Plan Review (22-0674-SDR1), except as amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (22-0674-SDR1). No further action is needed, as this approval is extended, exercised or expired with 22-0674-SDR1.
3. All development shall be in conformance with the building elevations, date stamped 05/18/23, except as amended by conditions herein.
4. As proposed, the elevations of Building 1 shall include architectural embellishments and artistic works ("Installations") reflective of the themed attractions housed within the building. Installations are in addition to the approved building elevations as depicted in approved Site Development Plan Review (22-0674-SDR1).
5. Future Installations may be updated or reconfigured subject to an administrative review and approval through the building permit-level review process.

6. Future Installations resembling structures types described in LVMC 19.08.040(D)(2) may exceed the approved height of 55 feet, subject to the same limitation of that section.
7. Future Installations designed to resemble equipment need not be screened pursuant to LVMC 19.08.040(E)(4)(c).
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Comply with all applicable conditions of approval for 22-0674-SDR1 and any other site related actions.

This action by the Department of Community Development staff on **June 20, 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:nl

c.c.:

Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135