



**LAS VEGAS
CITY COUNCIL**

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JORGE CERVANTES
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

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August 16, 2023

Todd Nigro
LIG Kyle LLC a Nevada Limited Liability Company
9115 W. Russell Road, Ste. 210
Las Vegas, Nevada 89148

**RE: 23-0305 [EOT1 AND EOT2]
CITY COUNCIL MEETING OF AUGUST 16, 2023**

Dear Applicant:

The City Council at a regular meeting held on *August 16, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 1.66 acres on the east side of Oso Blanca Road, approximately 660 feet north of Kyle Canyon Road (APN 126-01-601-016), C-1 (Limited Commercial) Zone, Ward 6 (Brune).

23-0305-EOT1 - EXTENSION OF TIME - SPECIAL USE PERMIT - FOR THE SECOND EXTENSION OF TIME OF AN APPROVED SPECIAL USE PERMIT (SUP-76234) FOR A PROPOSED 6,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE

23-0305-EOT2 - EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW - FOR THE SECOND EXTENSION OF TIME OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-76235) FOR A PROPOSED COMMERCIAL CENTER CONSISTING OF A 6,000 SQUARE-FOOT TAVERN, A 5,100 SQUARE-FOOT RETAIL BUILDING AND AN 80-FOOT TALL FREESTANDING SIGN [WIRELESS COMMUNICATION FACILITY, STEALTH DESIGN] WITH WAIVERS TO ALLOW A 10-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A FIVE-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED

This approval is subject to the following *amended* conditions:

23-0305-EOT1 CONDITIONS

Planning

1. This approval shall expire on July 3, 2025 unless another Extension of Time is approved by the City of Las Vegas.



2. Conformance to the Conditions of Approval for SUP-76234 and all other related actions as required by the Department of Community Development and the Department of Public Works.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0305-EOT2 AMENDED CONDITIONS

Planning

1. The 80-foot tall freestanding sign [Wireless Communication Facility, Stealth Design] shall be amended to a concealment box that includes a Kyle Canyon District logo on each face. The amended Wireless Communication Facility, Stealth Design shall be subject to review and approval by the Department of Community Development Planning Division prior to the issuance of the building permit for the Wireless Communication Facility, Stealth Design.
2. This approval shall expire on July 3, 2025 unless another Extension of Time is approved by the City of Las Vegas.
3. Conformance to the Conditions of Approval for SDR-76235 and all other related actions as required by the Department of Community Development and the Department of Public Works.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2023.

Sincerely,



Seth T. Floyd
Director of Community Development

STF:PL:nl

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August 16, 2023

cc:

Ron Miller
Nigro Construction, Inc.
9115 W. Russell Road, Ste. 210
Las Vegas, Nevada 89148