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CITY COUNCIL**

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August 14, 2024

Jim Ward
KRG Las Vegas Centennial Gateway, LLC
30 South Meridian Street, Suite 1100
Indianapolis, Indiana 46204

**RE: 24-0241-SUP1
PLANNING COMMISSION MEETING OF AUGUST 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 13, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED ANIMAL HOSPITAL, CLINIC OR SHELTER (WITH NO OUTSIDE PENS) USE at 5643 Centennial Center Boulevard, Suite #130 (APN 125-27-411-013), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske).

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under the Town Center Development Standards for an Animal Hospital, Clinic or Shelter (With No Outside Pens) use.
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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. 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 702-229-6594 or emailed at ece@lasvegasnevada.gov

This action by the Planning Commission on August 13, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after August 26, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Dr. Brandon Dever
Gateway Pet Hospital
802 Montgomery Street, Suite 220
San Francisco, California 94133

Wendy Zhang
Curo Pet Care
802 Montgomery Street, Suite 220
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