



**LAS VEGAS
CITY COUNCIL**

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City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

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cityoflasvegas
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August 7, 2025

Todd Nigro
KC Realty Holdings LLC
9115 West Russell Road #210
Las Vegas, Nevada 89148

**RE: 25-0249 [EOT1 AND EOT2]
CITY COUNCIL MEETING OF AUGUST 6, 2025**

Dear Applicant:

The City Council at a regular meeting held on *August 6, 2025* 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).

25-0249-EOT1 - THIRD EXTENSION OF TIME - SPECIAL USE PERMIT (SUP-76234) - FOR AN APPROVED 6,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE

25-0249-EOT2 - THIRD EXTENSION OF TIME - SITE DEVELOPMENT PLAN REVIEW (SDR-76235) - FOR AN APPROVED 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 FIVE-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A 10-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED

This approval is subject to the following conditions:

25-0249-EOT1 CONDITIONS:

Planning

1. This approval shall expire on July 3, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Special Use Permit (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.

25-0249-EOT2 CONDITIONS:

Planning

1. This approval shall expire on July 3, 2027 unless another Extension of Time is approved by the City of Las Vegas.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-76235) 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 6, 2025.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Todd Nigro
Nigro Construction, Inc.
9115 West Russell Road #210
Las Vegas, Nevada 89148

Ron Miller
Nigro Construction, Inc.
9115 West Russell Road #210
Las Vegas, Nevada 89148