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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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DIRECTOR

**CITY HALL**

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**February 08, 2024**

Kyle Sutherland  
Fisher Brothers Las Vegas, LLC  
299 Park Avenue 42<sup>nd</sup> Floor  
New York, New York 10171

**RE: 23-0649 [SUP1 AND SDR1] – ADMINISTRATIVE SITE  
DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE – DECEMBER 2023**

Dear Applicant:

The Department of Community Development – Planning Division has administratively **APPROVED** for possible action on the following Land Use Entitlement project requests on 11.06 acres at the southwest and southeast corner of Meade Avenue and Rigel Avenue (APNs 162-08-702-001, 002 and 162-08-303-034), M (Industrial) Zone, Ward 3 (Diaz).

**23-0649-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED MINOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (22-0674-SUP1) FOR A PROPOSED 28,100 SQUARE-FOOT ADDITION TO AN APPROVED 312,616 SQUARE-FOOT ALCOHOL, ON-PREMISE FULL USE WITH ALCOHOL, OFF-PREMISE ANCILLARY USE (BEER AND WINE)

**23-0649-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED MINOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (22-0674-SDR1) FOR A PROPOSED 75,752 SQUARE-FOOT ADDITION TO A PREVIOUSLY APPROVED 633,028 SQUARE-FOOT COMMERCIAL DEVELOPMENT INCLUDING 238,346 SQUARE FEET OF COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) FACILITY FLOOR AREA, 43,792 SQUARE FEET OF RESTAURANT FLOOR AREA, 26,334 SQUARE FEET OF RETAIL FLOOR AREA, 32,244 SQUARE FEET OF OUTDOOR PATIO FLOOR AREA, A SEVEN-STORY PARKING GARAGE CONSISTING OF 359,592 SQUARE FEET OF FLOOR AREA AND BACK OF HOUSE (STORAGE) WITH 8,472 SQUARE FEET OF FLOOR AREA

This approval is subject to the following conditions:



**23-0649-SUP1 Conditions:**

**Planning**

1. Approval and conformance to the Conditions of Approval for Site Development Plan Review (23-0649-SDR1) shall be required.
2. Conformance to the Conditions of Approval for Special Use Permit (22-0674-SUP1) shall be required, except where amended herein.
3. This approval is a minor amendment to, and shall run concurrently with, the approval for Special Use Permit (22-0674-SUP1). No further action is needed, as this approval is extended, exercised or expired with 22-0674-SUP1.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**23-0649-SDR1 Conditions:**

**Planning**

1. Approval and conformance to the Conditions of Approval for Special Use Permit (23-0649-SDR1) shall be required.
2. Conformance to the Conditions of Approval for Site Development Plan Review (22-0674-SDR1) shall be required, except where amended herein.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 02/05/24, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. Comply with approved Traffic Impact Analysis #71710-3.
10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
11. Comply with all applicable conditions of approval for Site Development Plan Review (22-0674-SDR1) and any other site related actions.

**Fire & Rescue**

12. 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.

This action by the Department of Planning staff on **February 8, 2024** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc: Jennifer Lazovich  
Kaempfer Crowell  
1980 Festival Plaza Drive #650  
Las Vegas, Nevada 89135