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LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



February 21, 2024

Mike Poura
8440 West Lake Mead #101
Las Vegas, Nevada 89128

**RE: 24-0051 [SUP1 and SDR1] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – FEBRUARY 2024**

Dear Applicant:

The Department of Community Development – Planning Division has administratively **APPROVED** for possible action on the following Land Use Entitlement project requests on 0.17 acres at 1229 South Casino Center Boulevard (APN 162-03-110-051), C-1 (Limited Commercial) Zone, Ward 3 (Diaz).

24-0051-SUP1 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SPECIAL USE PERMIT (21-0504-SUP1) FOR THE PROPOSED 678 SQUARE-FOOT EXPANSION OF AN EXISTING 2,216 SQUARE FOOT ALCOHOL, ON-PREMISE FULL USE WITH A 1,022 SQUARE-FOOT OUTDOOR PATIO AREA

24-0051-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A 678 SQUARE-FOOT ADDITION TO A 1,262 SQUARE-FOOT RESTAURANT DEVELOPMENT

This approval is subject to the following conditions:

24-0051-SUP1 Conditions:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (21-0504-SUP1) shall be required.
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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified here

24-0051-SDR1 Conditions:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (21-0504-SUP1) shall be required.
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 development shall be in conformance with the site plan and building elevations, date stamped 01/31/24, except as amended by conditions herein.
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 utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

9. If added space adds another kitchen, ensure the waste is disposed via a grease trap. 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.
10. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Colorado Avenue – Commerce to 3rd project (MWA518) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
11. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

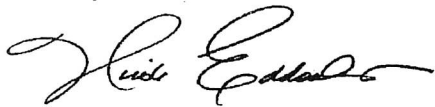
Fire & Rescue

12. As this is an expansion of an A-2 occupancy if the occupant load is 100 or more occupants within an existing non fire sprinkler protected building, applicant shall comply with the provisions of the 2018 International Existing Building Code, the 2021 International Building Code, & 2021 International Fire Code. This can include adding fire sprinklers or other approved means to separate the space.
13. 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.

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This action by the Department of Planning staff on **February 21, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a large initial "N" and "E".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc: Demitreus Henderson
1150 Silverton Court
Austell, Georgia 30168