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DEPARTMENT OF PLANNING

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cityoflasvegas
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March 23, 2021

Integral Ptnrs Park PL L V LLC
299 Park Avenue 42nd Floor
New York, NY 10171

**RE: 20-0304-SUP1 AND 20-0304-SDR1 – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – NOVEMBER 2020**

Dear Applicant:

The Department of Planning has administratively **APPROVED** the following Land Use Entitlement project requests on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive (APNs 162-08-418-002 and 003), C-2 (General Commercial) and M (Industrial) Zones, Ward 1 (Knudsen).

20-0304-SUP1 – For a Minor Amendment of an approved Special Use Permit (SUP-78767) TO ALLOW A 1,696 SQUARE-FOOT REDUCTION TO AN APPROVED 35,000 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) USE.

20-0304-SDR1 – For a Minor Amendment of an approved Site Development Plan Review (SDR-70652) TO RECONFIGURE THE PARKING LOT TO PUT A NEW DRIVE WAY ON THE WESTERN PERIMETER OF THE SUBJECT SITE.

This approval is subject to the following conditions:

20-0304-SUP1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-78767) shall be required, except where amended herein.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (20-0304-SDR1) shall be required.
3. 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.

**20-0304-SUP1 AND 20-0304-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
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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 Department of Building and Safety.
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.

20-0304-SDR1 CONDITIONS

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-70652, SDR-73309, SDR-75854 and SDR-78709) shall be required, except where amended herein.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0304-SUP1) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site plan and landscape plan date stamped 12/07/20; and building elevations date stamped 11/04/20, 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 Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

**20-0304-SUP1 AND 20-0304-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
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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. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

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 Site Development Plan Review (SDR-70652) and all other site related actions.

This action by the Department of Planning staff on **March 23, 2021** 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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Ms. Ann Pierce
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135