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August 12, 2021

Mr. William Mason
FEM, LLC
8804 Spanish Ridge Avenue
Las Vegas, Nevada 89148

**RE: 21-0335-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JULY 2021**

Dear Applicant:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (21-0009-SDR1) FOR PROPOSED AMENDMENTS TO THE BUILDING ELEVATIONS FOR RESTAURANT #2 (DUNKIN DONUTS) AND A PROPOSED 80 SQUARE-FOOT ADDITION TO AN APPROVED 1,410 SQUARE-FOOT BUILDING on a portion of 4.45 acres at the northwest corner of Sahara Avenue and Maryland Parkway (APNs 162-03-802-001 through 009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (21-0009-SUP1) and Site Development Plan Review (21-0009-SDR1) shall be required, except where amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (21-0009-SDR1). No further action is needed, as this approval is extended, exercised or expired with 21-0009-SDR-1.
3. All development shall be in conformance with the site plan and building elevations, date stamped 06/30/21, 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 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.

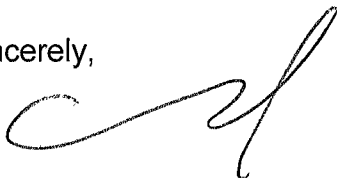
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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.
9. Comply with all previous conditions of approval for Site Development Plan Review (21-0009-SDR1) and the Almond Grove Tentative Map (TMP-78658).

This action by the Department of Planning staff on **August 12, 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
Department of Planning

EM:nl

c.c.:

Mr. Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive, Ste. 650
Las Vegas, Nevada 89135