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CITY COUNCIL**

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DEPARTMENT OF PLANNING

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cityoflasvegas
lasvegasnevada.gov

August 25, 2021

Mr. Bennett Goldberg
Main St Kitchens QOZBSPE# LLC
402 Ocean Avenue
Encinitas, CA 92024

**RE: 21-0456-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – AUGUST 2021**

Dear Applicant:

Your request FOR A PROPOSED MULTI-TENANT GHOST KITCHEN FACILITY on 0.40 acres at 809 North Main Street (APN 139-27-702-006), T5-M (T5 Maker) Zone, Ward 5 (Crear), 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. 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.
2. All development shall be in conformance with the site plan date stamped 08/12/21, except as amended by conditions herein.
3. An Exception from Title 19.09 and 19.12 is hereby approved, to allow 7 parking spaces where a range of 14 to 25 parking spaces are required.
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.

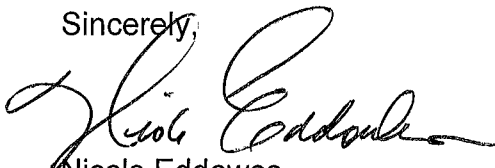
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. The sidewalks along Main Street adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement. 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. The proposed driveway shall comply with the intent of Uniform Standard Drawings #224.
10. 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 702-229-2338 or emailed at ece@lasvegasnevada.gov."
11. The vehicular gate shall be constructed so as to not interfere with driveway operations and shall remain open during normal business hours.

This action by the Department of Planning staff on **August 25, 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,



Nicole Eddowes
Senior Planner
Department of Planning

NE:nl

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c.c.:

Yossi Reinsten
Main St Kitchens QOZBSPE# LLC
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Encinitas, CA 92024

Mr. Walter Rubio
Mour Group Engineering + Design
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