



**LAS VEGAS
CITY COUNCIL**

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SCOTT D. ADAMS
City Manager

November 15, 2017

Mr. Matt Sobers
WFTNV, LLC
435 N. Oakhurst Drive, Ste. 504
Beverly Hills, California 90210

**RE: SDR-71787 [PRJ-71218] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-71786
PLANNING COMMISSION MEETING OF NOVEMBER 14, 2017**

Dear Applicant:

Your request for a Site Development Plan Review FOR A 2,863 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 70,144 SQUARE-FOOT SHOPPING CENTER on 4.58 acres at 2620 Regatta Drive, Suite #106 (APN Multiple), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-71218], was considered by the Planning Commission on November 14, 2017.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-71786) shall be required, if approved.
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 date stamped 10/02/17, 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 within 90 days of final approval.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

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.

This action by the Planning Commission on **November 14, 2017** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **November 27, 2017**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Mr. Jeff Wyatt
Star Wine Inc dba Marche Bacchus
2620 Regatta Drive, Ste. 106
Las Vegas, Nevada 89128