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LAS VEGAS  
CITY COUNCIL

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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FEBRUARY 15, 2023

Proview Series 34 LLC  
2211 South Las Vegas Boulevard Suite 100  
Las Vegas, Nevada 89104

**RE: 22-0622-WVR1, 22-0622-ZON1 AND 22-0622-SDR1  
CITY COUNCIL MEETING OF FEBRUARY 15, 2023**

Dear Applicant:

The City Council at a regular meeting held on *February 15, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 0.15 acres on the southeast corner of Utah Avenue and Casino Center Boulevard (APN 162-03-210-091), Ward 3 (Diaz).

**22-0622-WVR1** - WAIVER - TO ALLOW A 50-FOOT LOT WIDTH WHERE 100 FEET IS REQUIRED

**22-0622-ZON1** - REZONING - FROM: R-4 (HIGH DENSITY RESIDENTIAL) TO: C-2 (GENERAL COMMERCIAL)

**22-0622-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 10,970 SQUARE-FOOT RESTAURANT DEVELOPMENT INCLUDING A 4,168 SQUARE-FOOT ROOFTOP OUTDOOR PATIO WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

This approval is subject to the following amended conditions:

**22-0622-ZON1 is approved with no conditions.**

**22-0622-WVR1 CONDITIONS:**

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0622-SDR1) 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.

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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 Department of Building and Safety.
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 herein.

**22-0622-SDR1 AMENDED CONDITIONS:**

**Planning**

1. The builder shall incorporate a mural into the building façade.
2. Approval of Waiver (22-0622-WVR1) and Rezoning (22-0622-ZON1) 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. This approval shall be void two years from the date of final approval, unless an Extension of Time is approved by the City of Las Vegas.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/27/22, except as amended by conditions herein.
6. A Waiver from Appendix F: Interim Downtown Las Vegas Development Standards is hereby approved, to allow no amenity zone where a five-foot amenity zone along Casino Center Boulevard is required.
7. A Waiver from Appendix F: Interim Downtown Las Vegas Development Standards is hereby approved, to provide no drought-tolerant shade trees at 36-inch box trees at 20-foot intervals along Casino Center Boulevard.
8. 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.

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**01/30/2025**

9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. Dedicate 10-foot radius at the southeast corner of Casino Center Boulevard and Utah Avenue on the Final Map for this site.
15. The sidewalk 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 needed to complete this requirement.
16. 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](mailto:ece@lasvegasnevada.gov)
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Utah Avenue" and "Casino Center Boulevard" projects and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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18. The applicant shall submit a letter to the Traffic Engineering Division that documents operations related to the use of public rights-of-way adjacent to this site. The letter shall include the proposed delivery routes and commercial loading zones and anything to be handled through the alleys. Additionally, the letter shall document anticipated pedestrian access routes and note any deficiencies. If traffic concerns arise from the operation of this site, the applicant shall remedy such concerns, to the satisfaction of the City Traffic Engineer within 60 days of written notice from the City.
19. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2023.

Sincerely,



Seth T. Floyd  
Director of Community Development

STF:PL:nl

cc:

Kamran Fouladbakhsh  
3726 South Las Vegas Boulevard  
Las Vegas, Nevada 89104

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01/30/2025