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cityoflasvegas
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September 23, 2020

Mr. and Mrs. George Psaros
Vetina, LLC
52 Vista Montemar
Laguna Niguel, California 92677

Re: 20-0096-CRG1 - CITY REFERRAL GROUP

Dear Mr. and Mrs. Psaros:

The City Referral Group at its regular meeting on September 23, 2020 **APPROVED** a Minor Amendment of an approved Plot Plan Review (SV-0005-00) FOR A PROPOSED FAÇADE IMPROVEMENTS TO AN EXISTING 4,200 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH DEVELOPMENT on 0.96 acres at 1280 North Town Center Drive (APN 138-30-217-008), P-C (Planned Community) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

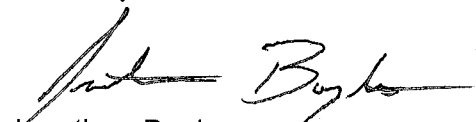
1. Conformance to the Conditions of Approval for Summerlin Site Development Plan Review (SV-0005-00) shall be required, except where amended herein.
2. Conformance to the requirements and conditions of the Summerlin Non-Residential Design Review Committee letter dated 03/27/19.
3. This approval shall 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, landscape plan, and building elevations, date stamped 08/21/20, 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.

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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, and 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.

This administrative action by the City Referral Group on September 23, 2020 is final unless a written appeal is filed with the Director of the Department of Planning within ten (10) days of the date of the City Referral Group's decision.

Sincerely,



Jonathan Boyles
Senior Planner
Department of Planning
Case Planning Division

JB:clb

cc: Mr. Thomas McDonald
Highland Enterprises
7548 West Sahara Avenue, Suite #102
Las Vegas, Nevada 89117

Mr. Steve Keith
Highland Enterprises
7548 West Sahara Avenue, Suite #102
Las Vegas, Nevada 89117