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cityoflasvegas
lasvegasnevada.gov

January 13, 2022

Brown Kids, Inc.
1625 East Charleston Boulevard
Las Vegas, Nevada 89104

**RE: 21-0769-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JANUARY 2022**

Dear Applicant:

The following Land Use Entitlement project request for a proposed Minor Amendment to Site Development Plan Review (SDR-50417) FOR A PROPOSED DOUBLE DRIVE THROUGH ADDITION TO AN EXISTING RESTAURANT DEVELOPMENT on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) has been administratively **APPROVED** by the Department of Planning staff.

This approval is subject to the following conditions:

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-73718, except as amended herein.
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, landscape plan, and building elevations, date stamped 12/06/21, 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. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
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, which 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.

Public Works

10. Coordinate with the Environmental Compliance and Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation 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. Contact the City Engineer's Office to coordinate this project with the Charleston-Maryland Storm Drain Capital Improvement Project.
12. Onsite queues shall not back up into the public right-of-way, including the public alley.
13. 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, whichever may occur first. Provide and improve all drainage ways as recommended.

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This action by the Department of Planning staff on **January 13, 2022** 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
Case Planning Division

NE:nl:clb

cc: Mr. Matthew Werner
Batis Development
2933 SW Woodside Drive, Suite #200
Topeka, Kansas 66614

Mr. James P. Lopez
JPL Engineering, Inc.
6725 South Eastern Avenue, Suite #5
Las Vegas, Nevada 89119