



**LAS VEGAS  
CITY COUNCIL**

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SCOTT D. ADAMS  
*City Manager*

October 26, 2017

Mr. Matthew Christensen  
Trails Village Center Company  
1970 Village Center Circle, Suite #7  
Las Vegas, Nevada 89134

**Re: CRG-71706 [PRJ-71056] - CITY REFERRAL GROUP**

Dear Mr. Christensen:

Your request for a Minor Amendment of an approved Site Development Plan Review (SV-0024-97) FOR A PROPOSED FACADE UPDATE AND ADA PARKING LOT IMPROVEMENTS TO AN EXISTING RESTAURANT WITH DRIVE THROUGH on 0.29 acres at 1980 Village Center Circle (APN 138-19-816-001), PC (Planned Community) Zone, Ward 2 (Seroka) [PRJ-71056], was considered by the City Referral Group on October 25, 2017.

This approval is subject to the following conditions:

**Planning**

1. Conformance to the Conditions of Approval for Site Plan Review (SV-0024-97) shall be required, 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, and building elevations, 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.
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.

**DEVELOPMENT  
SERVICES CENTER**  
DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NV 89106  
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Mr. Matthew Christensen  
Trails Village Center Company  
CRG-71706 [PRJ-71056] - Page Two  
October 26, 2017

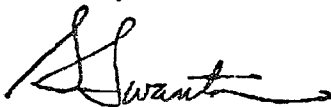
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

8. Comply with all applicable conditions of approval for Site Development Plan Review SV-0024-97 and any other site related actions.

This action by the City Referral Group on October 25, 2017 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,



Steven Swanton, AICP  
Senior Planner  
Department of Planning  
Case & Public Planning Division

SS:clb

cc: Mr. Bob Pohlman  
Sevan Solutions  
10777 West Twain Avenue, Suite #115  
Las Vegas, Nevada 89135

Ms. Molly Hopcraft  
Kimley-Horn and Associates  
6671 Las Vegas Boulevard South, Suite #320  
Las Vegas, Nevada 89119