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cityoflasvegas
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July 10, 2019

DMCP LLC
1400 Maiden Lane
Del Mar, CA 92014

Re: CRG-76839 [PRJ-76548] - CITY REFERRAL GROUP

Dear Applicant:

The City Referral Group at a regular meeting held on July 10, 2019 voted to **APPROVE** request for a Minor Amendment of a previously approved Plot Plan Review (Z-0099-83) FOR PROPOSED FAÇADE IMPROVEMENTS OF AN EXISTING RESTAURANT WITH DRIVE THROUGH DEVELOPMENT on 1.41 acres at 10880 West Charleston Boulevard (APN 137-35-812-009), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-76548].

This approval is subject to the following conditions:

Planning

1. 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.
2. Conformance to the Conditions of Approval outlined in the Summerlin Non-Residential Design Review Committee approval letter date stamped, 05/22/19 shall be required.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/22/19, 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 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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the City Referral Group on July 10, 2019 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,



Eric McCammond
Sr. Management Analyst
Department of Planning
Case Planning Division

EM:nl

cc:

Mr. Steve Keith
7548 West Sahara Avenue, Ste. 102
Las Vegas, Nevada 89117