



**LAS VEGAS
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March 15, 2023

Sean Thueson
Rampart PB Holdings LLC
3790 Paradise Road Suite 250
Las Vegas, Nevada 89169

**RE: 22-0676 [SUP1 AND SDR1]
PLANNING COMMISSION MEETING OF MARCH 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *March 14, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 1.62 acres at 800 South Rampart Boulevard (APN 138-32-412-008), PD (Planned Development) and C-1 (Limited Commercial) Zones, Ward 2 (Seaman)

22-0676-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED DRIVE THROUGH USE

22-0676-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW [Z-0030-92(7)] FOR PROPOSED FACADE IMPROVEMENTS, A 436 SQUARE-FOOT PATIO ADDITION, AND THE REMOVAL OF 12 PARKING SPACES FOR A PROPOSED 16,515 SQUARE-FOOT COMMERCIAL SHELL BUILDING CONSISTING OF 3,000 SQUARE FEET OF RESTAURANT WITH DRIVE-THROUGH SPACE, 6,915 SQUARE FEET OF SHELL SPACE, AND A 6,660 SQUARE-FOOT ANIMAL HOSPITAL

This approval is subject to the following conditions:

22-0676-SUP1 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (22-0676-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.

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, as well as submitted as part of any business license application.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

6. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-thru operations of this site.

22-0676-SDR1 Conditions:

Planning

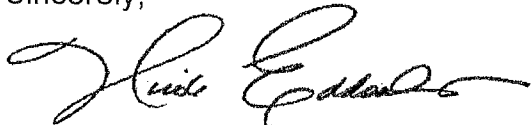
1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0676-SUP1)
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, date stamped 03/13/23 landscape plan, date stamped 03/13/23 and building elevations, date stamped 03/13/23, 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, 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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
9. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Rampart Boulevard-Charleston Boulevard to Vegas Drive Roadway Improvement" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

This action by the Planning Commission on March 14, 2023 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after March 27, 2023. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

James Grindstaff
Rampart PB Holdings LLC
3790 Paradise Road Suite 250
Las Vegas, Nevada 89169

Greg Borel
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3790 Paradise Road Suite 250
Las Vegas, Nevada 89169