



**LAS VEGAS  
CITY COUNCIL**

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Mayor Pro Tem

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JORGE CERVANTES  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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DIRECTOR

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cityoflasvegas  
lasvegasnevada.gov

February 15, 2023

Rio Vista Plaza LLC  
PO Box 11568  
Newport Beach, California 92658-5034

**RE: 22-0448-SUP1**  
**PLANNING COMMISSION MEETING OF FEBRUARY 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 14, 2023* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED DRIVE THROUGH USE on a portion of 3.52 acres at 7035 West Ann Road (APN 125-34-515-003), PD (Planned Development) Zone, Ward 6 (Brune)

This approval is subject to the following conditions:

**Planning**

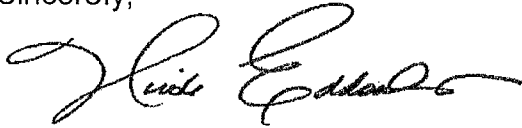
1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
3. 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.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on February 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

22-0448-SUP1 - Page Two  
February 15, 2023

Department of Community Development at 702.229.6301 after February 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:

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Flite Banking  
8955 Katy Fwy Suite 107  
Houston, Texas 77024

Danielle Prescott  
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