



**LAS VEGAS  
CITY COUNCIL**

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cityoflasvegas  
lasvegasnevada.gov

February 15, 2023

Raghid Kosa  
Jankosa Inc  
1600 North Jones Boulevard  
Las Vegas, Nevada 89108

**RE: 22-0662 [VAR1, VAR2, SUP1, AND SDR1]  
PLANNING COMMISSION MEETING OF FEBRUARY 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 14, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 0.52 acres at 1600 North Jones Boulevard (APN 138-24-401-002), C-1 (Limited Commercial) Zone, Ward 5 (Crear)

**22-0662-VAR1 - VARIANCE - TO ALLOW 13 PARKING SPACES WHERE 37 ARE REQUIRED**

**22-0662-VAR2 - VARIANCE - TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 18 FEET WHERE 77 FEET IS REQUIRED**

**22-0662-SUP1 - SPECIAL USE PERMIT - FOR A DRIVE THROUGH USE**

**22-0662-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-7265) FOR A PROPOSED 3,080 SQUARE-FOOT RETAIL AND 1,695 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS**

This approval is subject to the following conditions:

**22-0662-VAR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (22-0662-VAR2), Special Use Permit (22-0662-SUP1) and Site Development Plan Review (22-0662-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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**22-0662-VAR2 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (22-0662-VAR1), Special Use Permit (22-0662-SUP1) and Site Development Plan Review (22-0662-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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**22-0662-SUP1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (22-0662-VAR1), Variance (22-0662-VAR2) and Site Development Plan Review (22-0662-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.

**22-0662-SDR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variance (22-0662-VAR1), Variance (22-0662-VAR2) and Special Use Permit (22-0662-SUP1) 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 development shall be in conformance with the site plan and landscape plan, date stamped 12/21/22 and building elevations, date stamped 12/08/22, except as amended by conditions herein.
4. The trash enclosure shall be screened and gated, with a roof or trellis.
5. A Waiver from 19.08.040 is hereby approved, to allow a three-foot northern perimeter landscape buffer where four feet was previously approved, five-foot eastern perimeter landscape buffer where eight feet is required, a seven-foot southern perimeter landscape buffer where 15 feet is required, and a five-foot western perimeter landscape buffer where 15 feet is required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

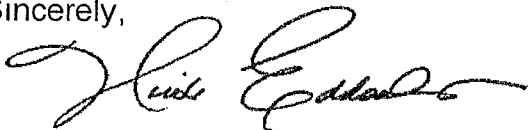
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

9. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
10. 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](mailto:ece@lasvegasnevada.gov).
11. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Owens Avenue System: Vegas, Shadow Mountain to Jones CIP project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
12. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-thru operations on this site.
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, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

This item will be considered by the City Council on March 15, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

cc:

Simone Stephens  
Suzana Ruar Architect Ltd  
1950 East Warm Springs Road  
Las Vegas, Nevada 89119