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cityoflasvegas  
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April 19, 2022

Mr. Mathew Taylor  
Vestar Best in the West Property, LLC  
2425 E. Camelback Road, Ste. #750  
Phoenix, AZ 85016

**RE: 21-0407-SDR1 - ADMINSTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE – MARCH 2022**

Dear Applicant:

Your Land Use Entitlement request FOR THE ADDITION OF A SECOND DRIVE-THROUGH LANE AT AN EXISTING RESTAURANT on 0.68 acres at 2020 North Rainbow Boulevard (APN 138-23-215-004), C-1 (Limited Commercial) Zone, Ward 5 (Crear), was considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

**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 development shall be in conformance with the site plan and landscape plan date stamped 07/29/21, except as amended by conditions herein
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. 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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Department of Planning staff on **April 19, 2022** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Swanton, AICP  
Senior Planner  
Department of Planning

SS:nl

cc:

Mr. Kurtis DeMarse  
McDonald's USA, LLC  
18565 Jamboree Road, Ste. 850  
Irvine CA. 92612

Mr. Keith Nelms  
Kimley-Horn & Associates  
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