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October 13, 2022

Mr. Jon Basso
JSAAT Inc
2016 Redbird Drive
Las Vegas, Nevada 89134

**RE: 22-0493-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2022**

Dear Applicant:

Your Land Use Entitlement project request for a Minor Amendment to previously approved Site Development Plan Review (22-0050-SDR1) FOR A PROPOSED 4,860 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF A GENERAL RETAIL BUILDING WITH A 403 SQUARE-FOOT PROJECTION SCREEN; TWO DRIVE THROUGH RESTAURANTS AND TWO WALK-UP ONLY RESTAURANTS on 1.30 acres at the northeast corner of Rancho Drive and Jones Boulevard (APN 138-02-804-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen), was considered administratively by the Department of Planning staff.

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

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (22-0050-SUP1 and SUP2) and Site Development Plan Review (22-0050-SDR1) shall be required, except as amended herein.
2. Variance (22-0050-VAR1) to allow no loading space where one is required is hereby expunged.
3. Special Use Permit (22-0050-SUP3) for a proposed drive through use is hereby expunged.
4. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (22-0050-SDR1). No further action is needed, as this approval is extended, exercised or expired with 22-0050-SDR1.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/20/22, except as amended by conditions herein.

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. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Connect to public sewer at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
12. Comply with all applicable conditions of approval for 22-0050-SDR1 and any other Site related actions.

This action by the Department of Planning staff October 13, 2022 is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely;



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl