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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

January 19 2023

Jon Basso  
Burger51 Inc.  
101 N. Decatur Blvd.  
Las Vegas, Nevada 89107

**RE: 22-0663-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE - JANUARY 2023**

Dear Applicant:

Your Land Use Entitlement project request FOR A PROPOSED 343 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING DEVELOPMENT on 0.48 acres at 101 N Decatur Boulevard (APN 138-25-801-001), 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 Site Development Plan Review (SDR-74085) shall be required, except where amended herein.
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 01/05/23, landscape plan date stamped 12/13/22, and building elevations date stamped 12/04/22, except as amended by conditions herein.
4. Prior to the issuance of any building permits, the illegally nonconforming outdoor storage area shall be removed.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-74085) shall be required, except where amended herein.
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3. All development shall be in conformance with the site plan date stamped 01/05/23, landscape plan date stamped 12/13/22, and building elevations date stamped 12/04/22, except as amended by conditions herein.
4. Prior to the issuance of any building permits, the illegally nonconforming outdoor storage area shall be removed.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. If not already completed as required by Site Development Plan Review (SDR-74085) (see L19-00188), remove the driveways on Decatur Boulevard and Nebraska Avenue and replace with driveways that meet Public Right-of-Way Accessibility Guidelines (PROWAG) concurrent with development of this site.

11. 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).
12. 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 action by the Department of Planning staff on January 19, 2023 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:nl

c.c.:

Mark Johnson  
MRJ Architects  
4790 W. University Avenue  
Las Vegas, Nevada 89103