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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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June 12, 2023

Ric Truesdale
Chetak Development Corp c/o Cornerstone
820 Rnacho Land Suite 85
Las Vegas, Nevada 89106

**RE: 22-0671-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - MAY 2023**

Dear Applicant:

Your Land Use Entitlement project request FOR A PROPOSED DRIVE THROUGH AND PARKING LOT RECONFIGURATION on 0.94 acres at 2233, 2235, 2301, 2303 and 2307 South Las Vegas Boulevard (APN 162-03-410-007), C-2 (General Commercial) Zone, Ward 3 (Diaz), was considered administratively by the Department of Community Development staff.

The Department of Community Development 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 date stamped 06/01/23, and landscape plan and building elevations date stamped 04/05/23, 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 Building and Safety Division.
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. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the drive-through operations on this site.

This action by the Department of Community Development staff on **June 12, 2023** 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:ew

c.c.:

Lucy Stewart
LAS Consulting
1930 Village Center Circle Bldg 3-577
Las Vegas, Nevada 89134