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February 14, 2024

Dan Sullivan
Pre Rancho Craig LLC
One Marina Park Drive, Suite 1500
Boston, Massachusetts 02210

RE: 23-0503-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 13, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *February 13, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 2,325 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH DEVELOPMENT WITH A WAIVER OF BUILDING ORIENTATION STANDARDS WITH A 250 SQUARE-FOOT OUTDOOR PATIO AREA on a portion of 10.09 acres located on the east side of Rancho Drive, approximately 800 feet south of Craig Road (APN 138-02-715-012), C-2 (General Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Rezoning (ZON-60901) 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 12/20/23 and building elevations, date stamped 12/19/23, except as amended by conditions herein.
4. A Waiver of Title 19.08.040(B)(6)(c) is hereby approved, to allow the building to not be placed at the street edge at the minimum setback line.
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 Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Provide a 24-inch box tree at the end of the south parking row.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Connect to the sewer lines common to the "Rancho and Jones" commercial subdivision. Alternatively, connect to existing public sewer from residential subdivision entryway to the east. Connection to public sewer must be approved by the Sanitary Sewer Engineering Section of the Department of Public Works.
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 702-229-6594 or emailed at ece@lasvegasnevada.gov.
12. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

13. In accordance with the recorded Commercial Subdivision, this site shall maintain perpetual common access to all driveways connecting this site to the abutting streets unless incompatible uses can be demonstrated to the satisfaction of the City Engineer and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
15. 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.
16. 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.

Fire & Rescue

17. 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.

This action by the Planning Commission on February 13, 2024 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after February 27, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

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MP CMG Rancho LLC
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