



**LAS VEGAS  
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February 22, 2024

Global Investments Trust  
DI Vegas LLC | Diana Properties  
10300 West Charleston Boulevard Suite 13-189  
Las Vegas, Nevada 89135

**RE: 23-0310-SDR1**  
**CITY COUNCIL MEETING OF FEBRUARY 21, 2024**

Dear Applicant:

The City Council at a regular meeting held on **February 21, 2024** voted to **APPROVE** the following Land Use Entitlement project request FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-60983) FOR THE PROPOSED ADDITION OF FUEL PUMPS AND CANOPY TO AN EXISTING COMMERCIAL DEVELOPMENT on 1.60 acres at 5590 North Rainbow Boulevard (APN 125-35-101-010), C-1 (Limited Commercial) Zone, Ward 6 (Brune).

This approval is subject to the following conditions:

**23-0310-SDR1 Conditions:**

**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-60983) shall be required, except as 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 09/11/2023, building elevations date stamped 10/16/2023 and Landscape plan stamped 12/07/2023.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

**Public Works**

6. Comply with the approved Traffic Impact Analysis update for this site (TIA-70131-1).
7. Queues for the overall shopping center shall not extend into the public right-of-way as a result of the operations on this site.
8. 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 drainage ways recommended in the approved drainage study update.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 21, 2024.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:jr  
cc:

Hollen Herbst  
HER-LOZ 1, LLC  
5195 Las Vegas Boulevard South  
Las Vegas, Nevada 89119

Caron Richardson  
RWA Architects  
4300 East Sunset Road Suite E-3  
Henderson, Nevada 89014