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495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY

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July 10, 2024

Dean Lazarkis
Cheyenne Torrey, LLC
11700 West Charleston, Boulevard, Suite 170-119
Las Vegas, NV 89135

RE: 24-0197-WVR1
PLANNING COMMISSION MEETING OF JULY 09, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *July 09, 2024* voted to ***APPROVE*** the following Land Use Entitlement project request FOR A PROPOSED WAIVER OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on a 0.39-acre portion of 0.84 acres at the northwest corner of Cheyenne Avenue and Torrey Pines Drive (APN 138-11-410-003), C-1 (Limited Commercial) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (20-0300-SDR1) shall be required, except where amended herein. \

2. If approved, the southern landscape buffer adjacent to Cheyenne Avenue shall contain planting materials with a 24-inch box shade tree every 20 feet with four five-gallon shrubs for every required tree. Planting materials shall be in compliance with the Southern Nevada Regional Plant List.

3. 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.

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.

6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on July 09, 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 July 22, 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,

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

John Caglia
Dutch Bros
110 SW 4th Street
Grant Pass, OR 97526

Julia Izzolo
Zenith Engineering
1980 Festival Plaza Drive, Suite 450
Las Vegas,NV 89135