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cityoflasvegas | lasvegasnevada.gov

October 16, 2025

Cheyenne Commons LLC
9275 West Russell Road, Suite 235
Las Vegas, Nevada 89145

**RE:25-0423-SDR1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2025**

Dear Applicant,

Your Land Use Entitlement project request for a Minor Amendment to previously approved Plot Plan Review [Z-0114-89] FOR THE ADDITION OF A ONE-STORY, 2,500 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH DEVELOPMENT AND PARKING RECONFIGURATION on 0.91 acres generally located on the west side of Rainbow Boulevard, approximately 740 feet south of Cheyenne Avenue, (APN 138-15-512-007), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen). The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Plot Plan Review (Z-0114-89) shall be required, if approved, 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, landscape plan, and building elevations, date stamped 09/23/25, except as amended by conditions herein.
4. An Exception from Title 19.08 is hereby approved, to allow zero parking area trees where two are required.
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. 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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.
10. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
11. 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.
12. 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
13. 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

14. 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 Department of Community Development staff on **October 16, 2025** 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.

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Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Kevin Kohan
Elevated Entitlements LLC
5716 Corsa Avenue #201
Westlake Village, California 91362