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July 1, 2024

Robert Farrell
Palm Deluxe Group, LLC
500 Newport Center Drive, Suite 550
Newport Beach, California 92660

**RE:24-0237-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW**

ADMINISTRATIVE CYCLE – JUNE 2024

Dear Mr. McClain,

Your Land Use Entitlement project request for possible action on a Land Use Entitlement project request FOR A MINOR AMENDMENT TO APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-5050) FOR A PROPOSED 135 SQUARE-FOOT RESTAURANT BUILDING ADDITION WITH A DRIVE THROUGH on 20.95 acres at 6575 North Decatur Boulevard, Suite #120 (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 6 (Brune).

The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the conditions of approval for Site Development Plan Review (SDR-5050), except as amended by conditions 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 05/21/24, except as amended by conditions herein.
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.

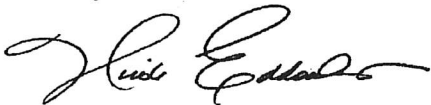
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application 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.
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-thru operations on this site
9. 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.

This action by the Department of Community Development staff on **July 1, 2024** 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:bp

c.c.:

Will Scott
PGAL
7373 Peak Drive, Suite 170
Las Vegas, Nevada 89128

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Saffron Kow
Lucescu Realty Asset Services, Inc
5060 South Fort Apache Road
Las Vegas, Nevada 89148