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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

October 25, 2023

Evan Rosenblatt  
Cheyenne Commons NV, LLC and Cheyenne Commons Wexford NV,  
LLC  
7900 Glades Road Suite 600  
Boca Raton, Florida 33434

**RE: 23-0491-SDR1 - SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - OCTOBER 2023**

Dear Applicant:

Your Land Use Entitlement project request for a Minor Amendment to previously approved Plot Plan Review [Z-0144-89] FOR A 2,378 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITHIN AN EXISTING SHOPPING CENTER DEVELOPMENT on a portion of 32.53 acres, generally located at the southwest corner of Cheyenne Avenue and Rainbow Boulevard. (APN 138-15-512-005), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) was considered administratively by the Department of Community Development staff.

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-0144-89] 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 09/25/23, and landscape plan and building elevations, date stamped 09/24/23, except as amended by conditions herein.
4. All proposed landscape materials shall adhere to the recommendations of the Southern Nevada Regional Plant List.
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. Construct a bus turnout per Standard Drawing #234 and relocate the existing Bus Shelter as required by the Regional Transportation Commission (RTC). Prior to the issuance of permits, dedicate the additional right-of-way necessary to construct the bus turnout, if any. Grant an appropriate easement as needed, by separate document, to the RTC for the relocated Bus Shelter.
10. 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](mailto:ece@lasvegasnevada.gov).
11. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project on Rainbow Boulevard with the Various Right Turn Intersection Improvements project (MWA068), and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
12. Landscape and maintain all unimproved right-of-way adjacent to this site, if any. 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. 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 section addressing Standard Drawings #234.1 #234.2 and #234.3, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.
  
14. 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.
  
15. 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**

16. 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.

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**October 25, 2023**

This action by the Department of Community Development staff on **October 25, 2023** 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

Cc.:  
Clayton L. Neilsen, P.E.  
L.R. Nelson Consulting Engineers, LLC  
6765 West Russell Road, Suite 200  
Las Vegas, Nevada 89118