



**LAS VEGAS
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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
lasvegasnevada.gov

October 12, 2023

Fabiola Yvette Suarez
Pollo Campero
12404 Park Central Drive, Suite 250N
Dallas, Texas 75251

**RE: 23-0432-SDR1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - SEPTEMBER 2023**

Dear Applicant:

Your Land Use Entitlement project request For possible action on a Land Use Entitlement project request for a Minor Amendment to an approved Site Development Plan Review (SDR-78599) FOR A 2,400 SQUARE-FOOT RESTAURANT BUILDING WITHIN A MIXED USE DEVELOPMENT on 0.57 acres located on the west side of Decatur Boulevard, approximately 402 feet north of Alta Drive, C-2 (General Commercial) Zone, (APN 138-36-613-006), 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 Site Development Plan Review (SDR-78599) 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 10/05/23, and the landscape plan and building elevations, date stamped 09/01/23, 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
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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.
9. Comply with approved Traffic Impact Analysis #76076-2.
10. 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.
11. 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.
12. Comply with all applicable conditions of approval for SDR-78599 and any other site related actions.

This action by the Department of Community Development staff on **October 12, 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

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Cc.:

Rick Redpath

Nadel Architects

7033 E. Greenway Parkway, Suite 180

Scottsdale, Arizona 85254