

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

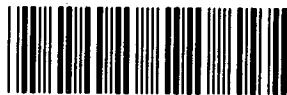
Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



063034

July 28, 2006

Mr. Haskel Iny  
American Pacific Capital  
8350 West Sahara Avenue  
Las Vegas, Nevada 89117

**RE: SDR-14333 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Iny:

Your request for a Site Development Plan Review FOR A PROPOSED 1,961 SQUARE-FOOT ADDITION TO AN EXISTING RESTAURANT at 7381 West Lake Mead Boulevard (APN 138-22-317-005), C-1 (Limited Commercial) Zone, Ward 4 (Brown), was considered by the Planning Commission on July 27, 2006.

The Planning Commission voted to **APPROVE** your request, subject to the following:

**Planning and Development**

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/13/06, except as amended by conditions herein.
3. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
4. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
5. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby



Mr. Haskel Iny  
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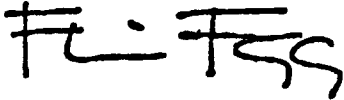
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

7. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on **July 27, 2006** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **July 28, 2006**.

Sincerely,



Flinn Fagg, AICP, Manager  
Planning and Development Department  
Current Planning Division

FF:clb

cc: Ms. Deborah Shannon  
CEC Entertainment, Inc.  
4441 West Airport Freeway  
Irving, Texas 75062

Mr. George Garcia  
1711 Whitney Mesa Drive, Suite #110  
Henderson, Nevada 89014