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SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

September 16, 2020

Ten15 Craig Tenaya, LLC
985 White Drive, Suite #100
Las Vegas, Nevada 89119

**RE: 20-0150-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – SEPTEMBER 2020**

Dear Applicant:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-59306) FOR A PROPOSED 4,165 SQUARE-FOOT RESTAURANT BUILDING WITH 523 SQUARE FEET OF OUTDOOR SEATING WHERE 2,400 SQUARE FEET WAS APPROVED on 0.95 acres on the north side of Craig Road, approximately 610 feet east of Tenaya Way (APN 138-03-611-014), C-1 (Limited Commercial) Zone, Ward 4 (Anthony).has been considered administratively by the Department of Planning staff.

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

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-593060 shall be required, if approved.
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 08/24/20, 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 Department of Building and Safety.

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. 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.
8. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. This site is in a Federal Emergency Management Administration (FEMA) designated Zone A, Special Flood Hazard Area. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works and the Clark County Regional Flood Control District prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. Also, a conditional letter of map revision (CLOMR) application must be submitted to and approved by the Federal Emergency Management Administration (FEMA). Letter of Map Revision (LOMR) must be issued by FEMA before any building permits will be issued.

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This action by the Department of Planning staff on **September 16, 2020** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric McCammond', with a long, sweeping flourish extending upwards and to the right.

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl:clb