



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

STAVROS S. ANTHONY  
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DÍAZ

SCOTT D. ADAMS  
City Manager

DEPARTMENT OF PLANNING

**ROBERT SUMMERFIELD**  
DIRECTOR

**DEVELOPMENT  
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

November 4, 2020

BERSHON L V TWO L L C  
3002 Midvale Ave # 201  
Los Angeles, CA 90034

**RE: 20-0221-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE – NOVEMBER 2020**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 94 SQUARE-FOOT ADDITION AND BUILDING FACADE UPDATE TO AN EXISTING MCDONALD'S RESTAURANT at 2650 West Sahara Avenue (APN 162-05-818-001), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen) has been considered administratively by the Department of Planning staff.

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

**Planning**

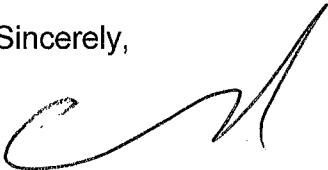
1. Approval of and conformance to the Conditions of Approval for Plot Plan Review [Z-0108-63(23)] shall be required.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan and building elevations, date stamped 10/09/20, 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.

**20-0221-SDR1 - Page Two**  
**November 4, 2020**

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

This action by the Department of Planning staff on **November 4, 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,



Eric McCammond  
Senior Management Analyst  
Case Planning Division

EM:nl

cc:

Mr. Keith Nelms  
6671 S Las Vegas Blvd., Ste. 320  
Las Vegas, Nevada 89119