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cityoflasvegas
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February 3, 2021

Mr. Kurt O'Brien
CCCN Centennial, LLC
50 Forest Street
Windermere, Florida 34786

**RE: 20-0339-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JANUARY 2021**

Dear Applicant:

Your request for possible action on a Land Use Entitlement project request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-2208) FOR A PROPOSED 700 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH on 8.88 acres at 5750 Centennial Center Boulevard (APN 125-27-411-007), T-C (Town Center) Zone, Ward 6 (Fiore), 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-2208), Site Development Plan Review (SDR-8695), Site Development Plan Review (SDR-37561), Site Development Plan Review (SDR-68439), and Site Development Plan Review (SDR-70329) shall be required, if approved, 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 on 01/20/21, the landscape plan, and building elevations, date stamped on 12/15/20, 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 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. Prior to the submittal of a building permit application, the applicant shall meet with the 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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.
10. 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.
11. Comply with all previous conditions of approval for Site Development Plan Review (SDR-2208) and all other site related actions.

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This action by the Department of Planning staff on **February 3, 2021** 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 large, stylized flourish extending to the right.

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl/clb

cc: Mr. John Lopeman
ethos|three Architecture
8985 South Eastern Avenue, Suite #220
Las Vegas, Nevada 89117