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DEPARTMENT OF PLANNING

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COMMUNITY DEVELOPMENT

CITY HALL

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cityoflasvegas
lasvegasnevada.gov

June 9, 2021

Mr. Evan Rosenblatt
Cheyenne Commons NV, LLC
7900 Glades Road, Suite 600
Boca Raton, FL 33434

**RE: 21-0316-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JUNE 2021**

Dear Applicant:

Your request FOR A PROPOSED 2,450 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH on 32.53 acres at the southwest corner of Cheyenne Avenue and Rainbow Boulevard (APN 138-15-502-006), C-1 (Limited Commercial) Zone, Ward 5 (Crear), 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. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/19/21, except as amended by conditions herein.
3. The trash enclosure shall be constructed in accordance with Title 19.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Coordinate with the Environmental Compliance and 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 and Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or by email at ece@lasvegasnevada.gov.
10. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works 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. Alternatively, 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. Since the update will be by a different engineer, a fee of \$400.00 will be required.

21-0316-SDR1 – Page Three
June 9, 2021

This action by the Department of Planning staff on **June 9, 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 stylized flourish at the end.

Eric McCammond
Senior Management Analyst
Department of Planning

EM:nl

c.c.:

Mr. Clayton Neilsen
LR Nelson Consulting Engineers
6765 W. Russell Road, Suite 200
Las Vegas, Nevada 89118