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DEPARTMENT OF PLANNING

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cityoflasvegas
lasvegasnevada.gov

October 18, 2021

Mr. Tom Fehrman
Remington Skye, LLC
5920 S. Rainbow Blvd., Ste. 11
Las Vegas, Nevada 89118

**RE: 21-0566-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – OCTOBER 2021**

Dear Applicant:

Your request FOR A PROPOSED 2,494 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH USE on 0.98 acres at 9720 W Skye Canyon Park (APN 125-07-210-018), T-D (Traditional Development) Zone [GC (General Commercial) Skye Canyon Special Land Use Designation], 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-63598) shall be required, except where amended herein.
2. Conformance to the requirements and conditions of the Skye Canyon Design Review Committee addressed in letters dated 10/08/21.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/24/21, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptors, sand/oil interceptors, or separator mitigation in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at ece@lasvegasnevada.gov.
11. 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.
12. Comply with Site Development Plan Review (SDR-63598) and all other subsequent site related actions.

This action by the Department of Planning staff on **October 18, 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,



Eric McCammond
Senior Management Analyst
Department of Planning

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EM:nl

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Ms. Mia Han
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