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October 11, 2011

Mr. Ernest Auerbach
Auerbach Family Trust
2416 Wilshire Boulevard
Santa Monica, California 90403

**RE: SDR-43369 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2011**

Dear Mr. Auerbach:

Your request Minor Site Development Plan Review FOR EXTERIOR AND ONSITE IMPROVEMENTS TO AN EXISTING 2,330 SQUARE-FOOT RESTAURANT (WITH DRIVE-THROUGH) on 0.51 acres at 5117 West Charleston Boulevard (APN 153-01-502-010), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), has been considered administratively by the Department of Planning Staff.

The Department of Planning staff 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 09/26/11, except as amended by conditions herein.
3. Prior to occupancy, 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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Mr. Ernest Auerbach
SDR-43369 - Page Two
October 11, 2011

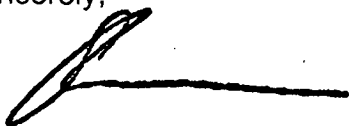
6. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
7. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Remove all substandard sidewalk improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The existing "pan style" driveways accessing this site may remain.
10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

This action by the Department of Planning staff on October 11, 2011 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. John Burke
John David Burke Architects
3471 West Oquendo Road, Suite #301
Las Vegas, Nevada 89118