



July 17, 2012

Mr. K. Roohani
Khushrow Roohani Family Trust
9315 West Sunset Road, Suite #100
Las Vegas, Nevada 89148

**RE: SDR-45734 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2012**

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Roohani:

Your request for a Minor Amendment of an approved Site Development Plan Review (SDR-41886) FOR A 3,500 SQUARE-FOOT RESTAURANT on 4.43 acres adjacent to the west side of Rock Springs Drive, approximately 300 feet south of Lake Mead Boulevard (APN 138-22-714-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), 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. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-41886), except as modified herein shall be required.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/19/12, except as amended by conditions herein.
4. 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 as application is made for a building permit for the Restaurant. A permanent underground sprinkler system is required, and 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. The technical landscape plan shall include the following changes from the conceptual landscape plan to include 24-inch box sized trees planted 20 feet on center within the 15-foot landscape buffer adjacent to the west side of Rock Springs Drive at the southeast quarter of the property. Four 5-gallon shrubs are required for each tree.
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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
10. Site development to comply with all applicable conditions of approval for SDR-41886, FMP-43964 (Lake Mead & Rock Springs) and all other applicable site-related actions.

This action by the Department of Planning staff on July 17, 2012 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. Joe Micatrotto, Jr.
MRG Marketing & Management, Inc.
2901 El Camino Avenue, Suite #200
Las Vegas, Nevada 89102

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John David Burke Architect
3471 West Oquendo Road, Suite #301
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