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**CORRECTED LETTER**

**February 20, 2014**

Clark County Credit Union  
P.O. Box 36490  
Las Vegas, Nevada 89133

***RE: SDR-52421 [PRJ-52374] - SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - MARCH 2014***

Dear Applicant:

Your request for Site Development Plan Review FOR A PROPOSED 2,695 SQUARE-FOOT RESTAURANT AND DRIVE-THROUGH at 7065 North Durango Drive (APN 125-20-114-003), T-C (Town Center) Zone [Mixed-Use Commercial Montecito Town Center Land Use Designation], Ward 6 (Ross) [PRJ-52374], 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. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-52420) shall be required, if approved.
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 and landscape plans date stamped 01/23/14, and building elevations and floor plans date stamped 12/24/13, 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 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, 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.



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. No portion of the proposed building shall be constructed within the existing public sewer easement granted by document #20061026:03990.
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 the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
11. Site development to comply with all applicable conditions of approval for ZON-3840, SDR-3764, the Durango-Dorrell Commercial Subdivision and all other applicable site-related actions.

This action by the Department of Planning staff on February 20, 2014 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,



Doug Rankin, AICP  
Planning Manager  
Case Planning Division

DR:nl

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