



November 7, 2013

LAS VEGAS
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Ms. Darcy Kathleen Houghton
1207 Angels Camp
Carson City, Nevada 89703-3602

RE: SDR-49171 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 21, 2013
RELATED TO VAR-49172

Dear Ms. Houghton:

The City Council at a regular meeting held August 21, 2013, APPROVED the request for a Site Development Plan Review FOR A 2,085 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE AND A THREE-FOOT BUFFER ALONG PORTIONS OF THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2013. This approval is subject to:

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 06/04/13, except as amended by conditions herein.
3. A Waiver from Title 19.08.070 is hereby approved, to allow zero-foot landscape buffer on the east, and a three-foot landscape buffer on the west perimeter.
4. An Exception from Title 19.08.110(C)(12) is hereby approved, to allow two shade trees in the parking lot, where 12 are required.
5. An Exception from Title 19.08.040 is hereby approved, to allow 13 perimeter landscape buffer trees where 26 are required.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Dedicate right-of-way or grant a Pedestrian Access on Belrose Street for all sidewalk area not currently in the public right-of-way prior to the issuance of any permits as required by the Department of Public Works. If a mapping action is required, the dedication or easement grant shall occur with that mapping action.
13. Per Title 13.56, remove all substandard public sidewalk improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting standard drawing #234 concurrent with development of this site.
14. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements, if any, in the North Rancho Drive public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
15. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. 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.

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16. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Belrose Street public right-of-way adjacent to this site. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
17. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the plan for "Rancho Drive Street Improvements" and any public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the installation of landscaping, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. David Meldrum
Food in the Fast Lane, LLC
4221 East Desert Inn Road
Las Vegas, Nevada 89117

Mr. J.R. Raviz
Environmental Design Group, LLC
450 Fremont Street, Suite #233
Las Vegas, Nevada 89101