



January 21, 2014

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Mr. Amjad Rashid  
7737 Twin Tails Street  
Las Vegas, Nevada 89149

RE: SDR-50417 - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO VAR-50418  
CITY COUNCIL MEETING OF DECEMBER 18, 2013

Dear Mr. Rashid:

The City Council at a regular meeting held December 18, 2013, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,850 SQUARE-FOOT RESTAURANT AND DRIVE THROUGH AND A PROPOSED 2,450 SQUARE-FOOT GENERAL RETAIL BUILDING WITH A WAIVER OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A THREE-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A FOUR-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-413-028), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 19, 2013. This approval is subject to:

#### Planning

1. A revised landscape plan shall be submitted to the Planning Department prior to the issuance of building permits.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-50418) shall be required, if approved.
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 and landscape plan, date stamped 09/23/13, and building elevations, date stamped 07/23/13 and 09/16/13, except as amended by conditions herein.

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5. A Waiver from Title 19.08.080 is hereby approved, to allow a three-foot buffer along the west property line where eight feet is required and a four-foot buffer along a portion of the south property line where 15 feet is required.
6. An Exception from Title 19.08.110 is hereby approved, to allow four parking lot trees in islands or at ends of new parking rows where a total of thirteen 24-inch box shade trees are required.
7. The existing trash enclosure shall be repaired to provide walls, gates and a roof or trellis in conformance to Title 19.08 requirements.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. **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 a certificate of occupancy.**
11. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - a. All parking lot landscape islands shall contain a minimum of one 24-inch box deciduous or evergreen shade tree.
  - b. A minimum of four 5-gallon shrubs shall be planted for each proposed tree within perimeter buffers and parking lot landscape islands.
  - c. The proposed half-diamond planters along the west perimeter buffer shall be removed.
12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.


Mr. Amjad Rashid  
SDR-50417 - Page Three  
January 21, 2014

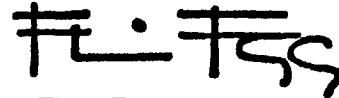
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. In accordance with code requirements of Title 13.56, remove all substandard improvements (sidewalk), if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. The existing driveways on Charleston Boulevard may remain.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

Sincerely,

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



Flinn Fagg  
Planning Director

cc: Mr. David Strait  
1223 Heather Oaks Way  
North Las Vegas, Nevada 89031