



December 3, 2013

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Mr. Steve Swanton
City of Las Vegas
Department of Planning
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106

RE: SDR-50831 (PRJ-50793) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 20, 2013

Dear Mr. Swanton:

The City Council at a regular meeting held November 20, 2013, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 2,932 SQUARE-FOOT RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on a portion of 4.44 acres adjacent to the west side of Martin L King Boulevard, approximately 210 feet south of Lake Mead Boulevard (APN 139-21-313-005). The Notice of Final Action was filed with the Las Vegas City Clerk on November 21, 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 and landscape plan, date stamped 09/05/13, and building elevations, date stamped 08/22/13, except as amended by conditions herein.
3. The applicant will need to secure approval for any exterior signage from the Architectural Review Committee prior to issuance of permits.
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.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

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. Construct a minimum 24-foot asphalt path to allow two-way traffic on the south edge of this site connecting the westerly drive isle of this site to the southern driveway on Martin Luther King Boulevard concurrent with onsite development activities.
10. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets unless incompatible uses can be demonstrated to the satisfaction of the City Engineer and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
11. This site shall have its own independent connection to the public sewer in Martin Luther King Boulevard. Alternatively, provide proof that a shared sewer lateral is a Common Element of the commercial subdivision in the Codes, Covenants, and Restrictions (CC&Rs).
12. All private improvements and landscaping 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.
13. 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 drainage-ways recommended in the approved drainage study update.

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14. Comply with all previous conditions of approval for Z-136-94 and all other applicable site-related actions.

Sincerely,

A handwritten signature in cursive script that reads "Angela Cull for Lean Coleman".

Lean Coleman
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Jeffrey Little
El Pollo Loco
3535 Harbor Boulevard, Suite #100
Costa Mesa, California 92626

Mr. Paul Deppe
Mr. Victor Newlove
1330 Olympic Boulevard
Santa Monica, California 90404