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CITY MANAGER

August 25, 2014

Mr. John C. & Debbie A. Frommer
3730 Thom Boulevard
Las Vegas, Nevada 89130

RE: SDR-54325 [PRJ-53789] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-54321, ZON-54322, VAR-54323 AND VAR-54324
CITY COUNCIL MEETING OF AUGUST 20, 2014

Dear Applicants:

The City Council at a regular meeting held August 20, 2014 APPROVED the request for a Site Development Plan Review FOR AN EXISTING FOOD PROCESSING FACILITY AND RESTAURANT WITH WAIVERS OF PERIMETER LANDSCAPE STANDARDS TO ALLOW ZERO-FOOT BUFFERS ALONG THE NORTH, SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS REQUIRED AND A ZERO-FOOT BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 1.83 acres at 3730 Thom Boulevard (APN 138-12-601-006), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2014. This approval is subject to:

Planning

1. Any significant changes to the site plan shall require a new public hearing wherein notice will be provided to the neighbors pursuant to Title 19 notice requirements.
2. The hours of operation for the restaurant shall be Monday thru Saturday, 11:00 a.m. until 8:00 p.m.
3. Approval of a General Plan Amendment (GPA-54321) and Rezoning (ZON-54322), and conformance to the Conditions of Approval for Variance (VAR-54323) and Variance (VAR-54324) shall be required, if approved.
4. 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.
5. All development shall be in conformance with the site plan and parking exhibit date stamped 06/12/14, except as amended by conditions herein.

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

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6. A Waiver from Title 19.08.080 is hereby approved, to allow zero-foot perimeter landscape buffers along the east, north and south property lines where eight feet is required, and to allow a zero-foot buffer along the west property line, where 15 feet is required.
7. An Exception from Title 19.08.110 is hereby approved, to allow zero shade trees in the parking lot area, where 15 trees and islands are required.
8. An Exception from Title 19.08.040.E.3.4.b is hereby approved, to allow a trash enclosure to have no metal gate and no roof or trellis, where such is required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

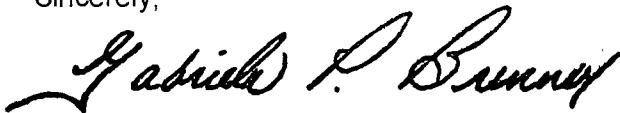
Public Works

13. Sign a Covenant Running with Land agreement for the possible future installation of all off-site improvements adjacent to this site along Thom Boulevard. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the approval of any construction drawings or the issuance of any permits, whichever may occur first.
14. Provide proof of a current Individual Sewage Disposal System (ISDS) from the Southern Nevada Health District (SNHD) and SNHD approved Tenant Improvement application prior to the issuance of any building permits. Alternatively, connect to public sewer and abandon the ISDS according to SNHD regulations.

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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 drainage ways as recommended.

Sincerely,

A handwritten signature in black ink, reading "Gabriela P. Brenner". The signature is fluid and cursive, with a large initial "G" and a stylized "P".

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

cc: Mr. Mark Bangan
LR Nelson Engineers
6765 West Russell Road, Ste 200
Las Vegas, Nevada 89118