



February 23, 2015

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Mr. Matthew Ricciardella
Crystal View Capital Fund IA LLC
2009 Amber Stone Ct.
Las Vegas, Nevada 89134

RE: SDR-57031 [PRJ-56817] - SITE DEVELOPMENT PLAN REVIEW RELATED
TO GPA-57029 AND ZON-57030
CITY COUNCIL MEETING OF FEBRUARY 18, 2015

Dear Applicant:

The City Council at a regular meeting held February 18, 2015 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 3,240 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH on 0.84 acres located at the northeast corner of Sahara Avenue and San Jose Avenue (APNs 162-02-811-155 through 163), R-1 (Single Family Residential) and R-2 (Medium-Low Density Residential) Zone [Proposed Zone: C-1 (Limited Commercial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 19, 2015. This approval is subject to:

Planning

1. Approval of General Plan Amendment (GPA-57029) and Rezoning (ZON-57030) 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, landscape plan, and building elevations, date stamped 12/17/14, except as amended by conditions herein.
4. An Exception from Title 19.08.110 is hereby approved, to allow one less landscape islands/trees than required for a parking lot.
5. 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.

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495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

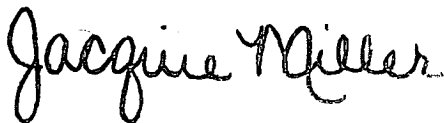
Public Works

11. Where such does not already exist, dedicate a 30-foot radius at both the northeast corner of Sahara Avenue and San Jose Avenue and at the northwest corner of Sahara Avenue and Stockton Avenue concurrent with development of this site.
12. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways adjacent this site and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222.1.
14. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

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15. 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.
16. As appropriate, submit an Encroachment Agreement to the City of Las Vegas or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements, if any, in the Sahara Avenue, San Jose Avenue and Stockton Avenue public rights-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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Jacquie Miller
Deputy City Clerk for
LuAnn D. Holmes, MMC, Acting City Clerk

cc: Mr. George Garcia
G.C. Garcia, Inc.
1055 Whitney Ranch Drive, Ste. 210
Henderson, Nevada 89014