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/city of las vegas

May 21, 2015

Mr. Tom Lozzi
Thomas Lozzi & Valeri Adair
9340 Pitching Wedge Drive
Las Vegas, Nevada 89134

**RE: SDR-58147 [PRJ-58037] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-58144 AND ZON-58146
CITY COUNCIL MEETING OF MAY 20, 2015**

Dear Mr. Lozzi:

The City Council at a regular meeting held on May 20, 2015 **APPROVED** a request for possible action on a request for a Site Development Plan Review FOR A PROPOSED 3,680 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH AND GENERAL RETAIL DEVELOPMENT on 0.82 acres located at 5620 North Rainbow Boulevard (APN 125-26-410-007), R-E (Residence Estates) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 6 (Ross) [PRJ-58037].

The approval is subject to the following conditions:

Planning

1. Approval of for General Plan Amendment (GPA-58144) and Rezoning (ZON-58146) 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 and landscape plan, date stamped 03/19/15 and floor plans and building elevations, date stamped 03/18/15, except as amended by conditions herein.
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.

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 half-street improvements on Rainbow Boulevard meeting Current City Standards adjacent to this site concurrent with onsite development activities.
10. Remove all substandard public street improvements and unused driveway cuts on Ann Road adjacent to this site, if any, 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.
11. Prior to the issuance of any building permits, grant a traffic signal chord easement at the northeast corner of Ann Road and Rainbow Boulevard.
12. Concurrent with development of this site the applicant shall provide proof that abandonment of the existing individual sewage disposal system is in accordance with Southern Nevada Health District regulations and connect to the public sewer.
13. 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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14. Landscape and maintain all unimproved rights-of-way 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.
15. 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, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2015.

Sincerely,



Thomas A. Perrigo
Acting Director
Department of Planning

TAP:clb

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