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February 18, 2016

Mr. Jim Gallegos
SaharaRye-Pure, LLC
5515 Balcones Drive
Austin, Texas 78731

**RE: SDR-62317 [PRJ-61919] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-62318
CITY COUNCIL MEETING OF FEBRUARY 17, 2016**

Dear Mr. Gallegos:

The City Council at a regular meeting held on February 17, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 1,750 SQUARE-FOOT RESTAURANT WITH A WAIVER TO ALLOW AN EIGHT-FOOT LANDSCAPE BUFFER ALONG THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 0.52 acres at the southwest corner of Sahara Avenue and Rye Street (APNs 162-08-103-002 and 003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-61919].

This approval is subject to the following conditions:

Planning

1. The installation of "No Right Turn" signs at the southern driveway that access Riley Street shall be required.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-62318) 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 12/14/15; and building elevations date stamped 11/30/15, except as amended by conditions herein.
5. The Trash Enclosure shall be constructed in accordance with Title 19.08.040.
6. A Waiver from Title 19.08.070 is hereby approved, to allow an eight-foot landscape buffer along the east perimeter where 15 feet is required.
7. 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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8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk ramps accessing this site on West Sahara Avenue and Rye Street in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer 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.
14. Landscape and maintain all unimproved rights-of-way on West Sahara Avenue and Rye Street 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.

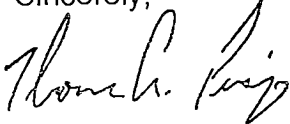
15. Submit an Encroachment Agreement for landscaping and private improvements in the Rye Street public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally 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 applicant and any successors in interest to the property and assigns pursuant to the terms 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).
16. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the West Sahara Avenue public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
17. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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18. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 18, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Jim Gallegos
Pure Partners
5515 Balcones Drive
Austin, Texas 78731

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