



March 16, 2017

**LAS VEGAS
CITY COUNCIL**

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Elizabeth N. Fretwell
City Manager

Mr. Ken Howe
Las Vegas Pizza, LLC
9720 West Tropicana Avenue, Suite #100
Las Vegas, Nevada 89147

**RE: SDR-68129 [PRJ-67967] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 15, 2017**

Dear Mr. Howe,

The City Council at a regular meeting held on March 15, 2017 voted to **APPROVE** a request for a Major Amendment to an approved Site Development Plan Review [Z-0055-72(2)] FOR A PROPOSED DRIVE THROUGH ADDITION TO AN EXISTING RESTAURANT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS REQUIRED on 0.60 acres at 3001 West Sahara Avenue (APN 162-08-104-009), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-67967].

This approval is subject to the following conditions

Planning

- 1 The applicant shall resurface and restripe the parking lot
- 2 The applicant shall conduct an engineering survey of the condition of the existing perimeter walls
- 3 Six bollards are to be installed behind the existing bus stop between the parking lot
- 4 Exterior down lighting shall be installed on the rear of the building to provide additional security
- 5 The applicant shall coordinate with the adjacent owners in repairing or replacing the existing block wall
- 6 Conformance to the Conditions of Approval for Site Development Plan Review [Z-0055-72(2)] shall be required, except as amended herein

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702.229.6011
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- 7 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
- 8 All development shall be in conformance with the site and landscape plan, date stamped 01/12/17, and building elevations date stamped 12/13/16, except as amended by conditions herein
- 9 A Waiver from Title 19 08.070 is hereby approved, to allow a zero-foot on the north perimeter landscape buffer where 15 feet is required.
10. An Exception from Title 19 08 110(C)(12)(b)(i) is hereby approved, to allow no tree on the parking island located at the northwest corner of the existing building and no tree within the landscape located at the northeast corner of the property
- 11 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.
- 12 These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

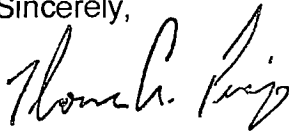
- 14 In accordance with Title 13.56.040, remove all substandard public street improvements and unused driveway cuts on Sahara Avenue and Richfield Boulevard adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site The existing pan style driveway accessing this site on Richfield Boulevard may remain as long as the sidewalk along Richfield Boulevard meets current American with Disabilities Act (ADA) requirements.
- 15 Grant a 20-foot wide Public Sewer Easement over the existing public sewer line except where occupied by the existing building on this site prior to issuance of permits for this site. Alternatively, re-route the existing sewer line into Sahara Avenue. No structures and no trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.

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- 16 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

The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2017

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP PL clb

cc. Mr. Gurdev Kular
Maria F. Enamorado
955 Temple View Drive
Las Vegas, Nevada 89110

Mr. John Vornsand, AICP
Vornsand Consulting
62 Swan Circle
Henderson, Nevada 89074