



**LAS VEGAS
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October 18, 2018

Kamran Fouland
Proview Series 29, LLC
203 North 9th street
Las Vegas, Nevada 89101

**RE: SDR-74085 [PRJ-73436] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 17, 2018**

Dear Applicant:

The City Council at a regular meeting held on October 17, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 320 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH WAIVERS TO ALLOW A PORTION OF THE LANDSCAPE BUFFER ADJACENT TO THE SOUTH PROPERTY LINE TO BE SIX FEET WIDE AND A PORTION OF THE LANDSCAPE BUFFER ADJACENT TO THE WEST PROPERTY LINE TO BE TEN FEET WIDE WHERE 15 FEET IS REQUIRED, AND TO NOT ORIENT THE BUILDING TO THE CORNER WHERE SUCH IS REQUIRED on 0.46 acres at 101 North Decatur Boulevard (APN 138-25-812-204), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-73436].

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/09/18, except as amended by conditions herein.
3. A Waiver from Title 19.08 is hereby approved, to allow a portion of the southern landscape buffer to be six feet wide where 15 feet is required.
4. A Waiver from Title 19.08 is hereby approved, to allow a portion of the western landscape buffer to be 10 feet wide where 15 feet is required.
5. A Waiver from Title 19.08 is hereby approved, to allow the building to not orient to the corner and street front where such is required.

6. An Exception from Title 19.08 is hereby approved, to allow zero trees within the western landscape buffer where one, 24-inch box shade tree is required every 20 linear feet.
7. An Exception from Title 19.08 is hereby approved, to allow three parking lot trees where six are required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
11. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - One, 24-inch box shade tree shall be planted every 20 linear feet within the north, south and east landscape buffers.
 - 15-gallon size Oleander shall be planted every 10 linear feet within the western landscape buffer.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate a 25-foot radius on the northwest corner of Decatur Boulevard and Nebraska Avenue and a 15-foot radius at the northeast corner of Nebraska Avenue and Yale Street prior to the issuance of any permits.

15. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways and replace with new improvements meeting current City Standards concurrent with development of this site. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks, if any, on Decatur Boulevard, Nebraska Avenue and Yale Street adjacent to this site concurrent with on-site development activities. 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.
16. Concurrent with development, this site shall connect to the public sewer in Yale Street and all other unused sewer laterals to this site shall be abandoned.
17. 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.
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 October 18, 2018.

Sincerely,



Robert Summerfield, AICP 
Director
Department of Planning

RTS:PL:clb

cc: Mr. Jon Basso
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2016 Redbird Drive
Las Vegas, Nevada 89134

Mr. Jim Naven
Environmental Design Group
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