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cityoflasvegas
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January 17, 2019

Mr. Lanny Love
3250 Spring Mountain Trust
5795 South Lamb Boulevard
Las Vegas, Nevada 89120-2332

**RE: SDR-74296 [PRJ-74200] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 16, 2019**

Dear Applicant:

The City Council at a regular meeting held on January 16, 2019 voted to **APPROVE** a request for a Major Amendment to previously approved Site Development Plan Review (SDR-71783) FOR A PROPOSED A 2,900 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH WITH A WAIVER OF THE INTERIM DOWNTOWN LAS VEGAS SETBACK STANDARDS on 1.04 acres at 1141 South Las Vegas Boulevard (APN 162-03-112-021), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-74200].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-67942) and Site Development Plan Review (SDR-71783) shall be required, except as amended herein.
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, date stamped 11/26/18 and the landscape plan and building elevations, date stamped 09/26/18, except as amended by conditions herein.
4. A Waiver from the Downtown Las Vegas Overlay Setback Standards is hereby approved, to allow zero percent of the proposed building to front along the south property line where 70 percent of the first story façade shall align along the front property line.

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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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All utility or mechanical equipment shall comply with the provisions of the Downtown Las Vegas Overlay Development Standards, unless approved by a separate Waiver.
8. A trash enclosure shall be provided in accordance with Title 19.08.040.
9. All new signage shall meet Downtown Centennial Plan and Las Vegas Boulevard Scenic Byway requirements or be approved by the Downtown Design Review Committee prior to installation of such signage.
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. The technical landscape plan shall include the following change from the conceptual landscape plan:
 - Provide four drought-tolerant shrubs per tree in the landscape buffer area along Paseo Park.
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. Concurrent with development of this site, abandon any unused sewer laterals to this site in Park Paseo per city standards.
14. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Las Vegas Boulevard Stewart to Sahara" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

15. 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.
16. The final geometric design of the driveway on Las Vegas Boulevard shall meet the approval of the City Traffic Engineer. The ingress only driveway on Park Paseo shall be modified to match the approved site plan date stamped 11/26/2018.
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.
18. 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.
19. Site development to comply with all applicable conditions of approval for SDR-67942 and all other applicable site-related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 17, 2019.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

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January 17, 2019

cc:

Mr. Jon Orzal
AJB General Contractors
102 East Mayflower Avenue
North Las Vegas, Nevada 89030