



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DÍAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

January 16, 2020

Mr. Kurt Guldi
Decatur Meadows Shopping Center, LLC
One West Washington Street, Suite #430
Phoenix, Arizona 85004

**RE: SDR-77643 [PRJ-77348] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-77642
CITY COUNCIL MEETING OF JANUARY 15, 2020**

Dear Mr. Guldi:

The City Council at a regular meeting held on January 15, 2020 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED 865 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH on 9.32 acres on the west side of Decatur Boulevard approximately 155 feet south of Meadows Lane (APN 138-36-601-003), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-77348].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-77642) 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, landscape plan, and building elevations, date stamped 10/07/19, 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.

Mr. Kurt Guldi
Decatur Meadows Shopping Center, LLC
SDR-77643 [PRJ-77348] – Page Two
January 16, 2020

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. Comply with the approved Traffic Impact Analysis.
10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 16, 2020.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Daniel Batty
Dutch Bros Coffee
110 SW 4th Street
Grant Pass, Oregon 97526

Ms. Kimberly Raden
ADN Architects
1330 Olympic Boulevard
Santa Monica, California 90404