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DIRECTOR

**DEVELOPMENT
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cityoflasvegas
lasvegasnevada.gov

March 19, 2020

Carol and Samuel Johnson
Johnson Family Trust
10112 Button Willow Drive
Las Vegas, Nevada 89134

**RE: SDR-77688 [PRJ-77553] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-78088, SUP-77686 AND MSP-77687
CITY COUNCIL MEETING OF MARCH 18, 2020**

Dear Applicant:

The City Council at a regular meeting held on March 18, 2020 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED 250 SQUARE-FOOT RESTAURANT on 1.11 acres at 1960 North Martin L. King Boulevard (APN 139-21-701-009), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-77553].

This approval is subject to the following conditions:

Planning

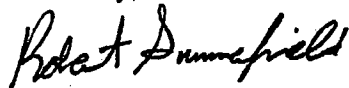
1. Approval of and conformance to the Conditions of Approval for Variance (VAR-78088), Special Use Permit (SUP-77686) and Master Sign Plan (MSP-77687) shall be required, if approved.
2. Conformance to the approved conditions for Variance (V-0010-02), Master Sign Plan (MSP-0004-02), Master Sign Plan (MSP-2840) and Site Development Plan Review (SD-0006-02).
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, landscape plan, and building elevations, date stamped 10/07/19, except as amended by conditions herein.

5. The temporary power pole shall be removed and a permanent power source shall be provided in accordance with current building code regulations for the remote kitchen / open air vending prior to licensing and operation.
6. Tables and chairs are prohibited.
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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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:
 - Perimeter landscape buffers shall contain one, 24-inch box shade tree planted every 20 linear feet with four, 5-gallon shrubs planted for every required shade tree.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Carol and Samuel Johnson
Johnson Family Trust
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The Notice of Final Action was filed with the Las Vegas City Clerk on March 19, 2020.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Summerfield".

Robert Summerfield, AICP~~®~~
Director
Department of Planning

RTS:PL:clb

cc: Mr. Bill O'Connor
Mario's Westside Market
1960 N. Martin Luther King Boulevard
Las Vegas, Nevada 89106

Ms. Lora Dreja
Brown, Brown & Premsrirut
520 South 4th Street
Las Vegas, Nevada 89101