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CORRECTED LETTER

March 16, 2015

Mr. Alan Perlmutter
East Charleston Twist, LLC
7975 West Sahara Avenue, Ste. 101
Las Vegas, Nevada 89117

**RE: SDR-57096 [PRJ-56886] - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF FEBRUARY 10, 2015**

Dear Applicant:

Your request for a Major Amendment to a previously approved Site Development Plan Review (Z-0046-56) FOR A PROPOSED 914 SQUARE-FOOT EXPANSION TO AN EXISTING 797 SQUARE-FOOT RESTAURANT BUILDING WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER STANDARDS TO ALLOW A ZERO-FOOT WIDE BUFFER ALONG THE WEST PERIMETER AND A TEN-FOOT WIDE BUFFER ALONG THE NORTH PERIMETER WHERE 15 FEET IS THE MINIMUM REQUIRED AND ZERO-FOOT WIDE BUFFERS ALONG PORTIONS OF THE SOUTH AND EAST PROPERTY LINES WHERE EIGHT FEET IS THE MINIMUM REQUIRED on 0.38 acres at 1900 East Charleston Boulevard (APN 162-02-501-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-56886], was considered by the Planning Commission on February 10, 2015.

The Planning Commission voted to **APPROVE** of your request, subject to the following amended conditions:

Planning

1. From the corner edge of the trash enclosure within the dashed area as depicted within the submitted site plan, the applicant is to provide additional landscaping consisting of rock and shrubs. The revised landscape plan is subject to the approval of the Fire Department.
2. Conformance to the Conditions of Approval for Plot Plan Review (Z-0046-56) shall be required, if approved.
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 and landscape plan, date stamped 01/07/15 and building elevations, date stamped 12/03/14, except as amended by conditions herein.
5. A Waiver from Title 19.08.070 is hereby approved, to allow a ten-foot wide landscape buffer along the north property line and a zero-foot wide landscape buffer along the west property line where 15 feet is the minimum required.



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6. A Waiver from Title 19.08.070 is hereby approved, to allow zero-foot wide landscape buffers along portions of the south and east property lines where 8 feet is the minimum required.
7. An Exception from Title 19.08.110(C)(12) is hereby approved, to allow four shade trees in the parking lot, where six are required.
8. An Exception from Title 19.08.040 is hereby approved, to allow five perimeter landscape buffer trees where 24 are required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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.
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 an additional 6-feet of right-of-way for a total radius of 25-feet and grant a Traffic Signal Chord Easement on the southeast corner of Charleston Boulevard and Burnham Avenue prior to the issuance of any permits.
15. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site.
16. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

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17. All private improvements and landscaping 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. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the East Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
19. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Burnham Avenue public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
20. 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.

This action by the Planning Commission on **February 10, 2015** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 23, 2015**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

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cc:

Mr. JR Raviz
Environmental Design Group, LLC
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Las Vegas, Nevada 89101