



architecture • interior design

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06.30.08
fred solis
planning & development
development services center
city of las vegas

re: sdpr
urban lounge @ tinoco's
las vegas, nv
apn: 139-34-410-046

this submittal is to request an administrative update to the previously approved site development plan review (sdr-15035) for an urban lounge. the proposed project is a 4,274 s.f. lounge with 1,898 s.f. of patio located on a portion of the parcel referenced above. the site and building were revised in response to two issues – the inability to build within the utility easement that exists between the proposed building and the existing arts factory to the west **and** the need to move the building towards the centerline of the recently vacated boulder avenue to remove it from additional right of way dedication requested along east charleston boulevard between the arts factory building and casino center boulevard. the proposed use complies with applicable provisions of the development code and the general plan; is compatible with adjacent uses in terms of scale, site design and operating characteristics; and will not cause substantial diminution of the value of other properties in the area it is located. public safety, transportation and utility facilities/services will be available to the subject property having no effect on the availability of the same services to existing adjacent development.

please call if you have any questions or need additional information

thank you,

j. david ellertsen

SDR-29021
08/14/08 PC

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