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November 1, 2022

Mr. Amador Bengochea
2750 Fremont, LLC
8530 W. Charleston Blvd.
Las Vegas, Nevada 89117

**RE: 22-0558-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2022**

Dear Applicant:

Your Land Use Entitlement project request for a proposed Minor Amendment to a previously approved Site Development Plan Review (SDR-74657) FOR A PROPOSED OUTDOOR GRILL AREA ADDITION TO AN EXISTING COMMERCIAL DEVELOPMENT on 2.29 acres at 2750 Fremont Street (APN 162-01-212-009), C-2 (General Commercial) Zone, Ward 3 (Diaz), was considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-74657), Site Development Plan Review (SDR-78750), Site Development Plan Review (20-0252-SDR1), Site Development Plan Review (21-0137-SDR1) and Site Development Plan Review (21-0377-SDR1) shall be required, except where 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 09/22/22, 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.

Planning

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Planning staff November 1, 2022 is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely;

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl