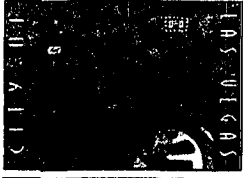


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street
Las Vegas, NV 89101

Voice 702-229-6301
Fax 702-474-0352
TTY 702-386-9108

www.lasvegasnevada.gov

August 29, 2008

Mr. Westley Isbutt
107 East Charleston Boulevard
Las Vegas, Nevada 89104

RE: SDR-29021 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Isbutt:

Your request for a Major Amendment to an approved Site Development Plan Review (SDR-15035) TO MODIFY THE BUILDING ELEVATIONS AND PLACEMENT OF A PROPOSED URBAN LOUNGE on 0.13 acres at 123 East Charleston Boulevard (APN 139-34-410-046), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on August 28, 2008.

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

Planning and Development

1. Conformance to the Conditions of approval for Site Development Plan Review (SDR-15035), Special Use Permit (SUP-15038 and SUP-15039), Vacation (VAC-26443), and Waiver (WVR-26441), if approved.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/15/08, except as amended by conditions herein.
3. The applicant shall submit a revised streetscape plan to reflect the following: An 11-foot side walk with tree wells placed 20 feet on-center within five feet of the property line on Charleston Boulevard. A five-foot sidewalk from back of curb and a three foot adjacent amenity zone with trees 20 feet on-center with tree grates on Casino Center Boulevard. The tree grates may encroach into the sidewalk. The five foot sidewalk is hereby waived on Boulder Avenue.
4. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. An Extension of Time may be filed for consideration by the City of Las Vegas.



Mayor
Oscar B Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby




Mr. Westley Isbutt
SDR-29021 - Page Two
August 29, 2008

Public Works

5. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-15035) and all other subsequent site-related actions.

This action by the Planning Commission on **August 28, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **August 29, 2008**.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb