



November 17, 2011

Mr. Charles Fox  
Quality Commercial Maintenance  
120 South 11<sup>th</sup> Street  
Las Vegas, Nevada 89101

**RE: SDR-43717 - SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - NOVEMBER 2011**

Dear Mr. Fox:

Your request for a Minor Amendment to a previously approved Site request for a Minor Amendment to Site Development Plan Review (Z-0015-71) FOR A 1,488 SQUARE-FOOT OUTDOOR EXPANSION OF AN EXISTING LEGAL NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) on 0.33 acres at 124 South 11th Street (APN 139-34-712-079), C-2 (General Commercial) Zone, Ward 5 (Barlow), has been considered administratively by the Department of Planning Staff.

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

**Planning**

1. Conformance to the Conditions of Approval of Rezoning (Z-0015-71).
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, landscape plan, and building elevations, date stamped 10/27/11, except as amended by conditions herein.
4. An Exception from Title 19.08.040E(4)b is hereby approved, to allow no trash collection areas or dumpsters.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

LAS VEGAS CITY COUNCIL

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6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.08.040.
8. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. Remove all substandard sidewalk improvements, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The existing "pan style" driveways accessing this site may remain.
11. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements 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.
12. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. 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 landscaping and private improvements 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 structures 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.

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13. 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 Department of Planning staff on November 17, 2011 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Gebeke", with a long horizontal line extending to the right.

Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb