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CITY MANAGER

April 26, 2012

Mr. Danny Brady  
Ten 15 Centennial, LLC  
985 White Drive  
Las Vegas, Nevada 89119

**RE: SDR-44867 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - APRIL 2012**

Dear Mr. Brady:

Your request for a Minor Amendment of a previously approved Site Development Plan Review (SDR-27051) FOR A 5,528 SQUARE-FOOT BUILDING FOR A PROPOSED TAVERN AND RESTAURANT WITH DRIVE-THROUGH on 0.68 acres at the northwest corner of Durango Drive and Deer Springs Way (APN 125-20-216-011), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

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

**Planning**

1. Conformance to the conditions of approval for Site Development Plan Review (SDR-27051) and as previously amended, except as amended herein.
2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-44866) shall be required.
3. Conformance to applicable approved conditions for Rezoning (ZON-1620).
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/15/12, except as amended by conditions herein.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

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6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 03/15/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

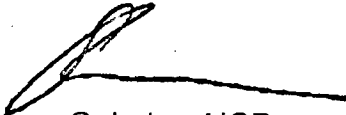
### **Public Works**

11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of this facility.
12. A Drainage Study update must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
13. Site development to comply with all applicable conditions of approval SDR-27051, TMP-32529 and all other applicable site-related actions.

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This action by the Department of Planning staff on April 26, 2012 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

cc: Mr. Bob Gronauer  
Kaempfer Crowell  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113