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June 14, 2012

Ms. Victoria Brown
Decatur 215 of Nevada, LLC
Weingarten Realty Investors
2600 Citadel Plaza Drive
Houston, Texas 77008

**RE: SDR-45495 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JUNE 2012**

Dear Ms. Brown:

Your request for a Minor Amendment of an approved Site Development Plan Review (SDR-22582) FOR A PROPOSED 3,440 SQUARE-FOOT RESTAURANT WITH DRIVE THROUGH on a portion of 16.18 acres at the northwest corner of Tropical Parkway and Decatur Boulevard (APN 125-25-614-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross), has been considered administratively by the Department of Planning staff.

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

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/23/12, except as amended by conditions herein.
3. 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 05/23/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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

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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.
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.

Public Works

7. 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.
8. Site development to comply with all applicable conditions of approval for SDR-22582 and all other applicable site-related actions.

This action by the Department of Planning staff on June 14, 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Thomas McDonald
Glencoe Properties, Inc.
7432 West Sahara Avenue, Suite #103
Las Vegas, Nevada 89117