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March 5, 2013

Mr. John Hanson
McKenzie-Hanson LLC
3304 Rabbit Brush Court
Las Vegas, Nevada 89135

**RE: SDR-48162 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MARCH 2013**

Dear Mr. Hanson:

Your request for an Administrative Deviation TO ALLOW A SETBACK OF 4.79 request for a Minor Site Development Plan Review FOR A PROPOSED 4,650 SQUARE-FOOT NONCONFORMING LIQUOR ESTABLISHMENT (TAVERN) WITHIN AN EXISTING NONCONFORMING BUILDING on 1.34 acres at 6000 West Charleston Boulevard (APN 138-36-406-005), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), 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. Conformance to the approved conditions for Rezoning (Z-0006-66) and Plot Plan Review [Z-0006-66(9)], except as 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, landscape plan and building elevations date stamped 02/27/13, except as amended by conditions herein.
4. A trash enclosure shall be provided in conformance with the requirements of Title 19.08.
5. 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.

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

Public Works

8. Remove all substandard sidewalk adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. The existing pan driveways are hereby allowed as a deviation.

This action by the Department of Planning staff on March 5, 2013 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Carmalen Gillilan
Nevada Restaurant Services, Inc.
P.O. Box 93835
Las Vegas, Nevada 89193

Mr. Justin Kalb
Kalb Industries
5670 Wynn Road
Las Vegas, Nevada 89118