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July 3, 2013

WFT NV, LLC
435 North Oakhurst
Beverly Hills, California 90210-3981

**RE: SDR-49963 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JULY 2013**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR AN EXISTING 4,237 SQUARE-FOOT ADDITION TO A SHOPPING CENTER on 4.36 acres at 2620 Regatta Drive (APN 138-16-717-002), C-1 (Limited Commercial) Zone, Ward 4 (Anthony), 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. Comply with all previous conditions of approval for Z-121-87 and all other subsequent site development review actions.
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 06/13/13, except as amended by conditions herein.
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 within 60 days of final approval.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.



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Public Works

7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on July 3, 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: Mr. Erik Watts
Ivy Grill, LLC
2620 Regatta Drive, Suite #116
Las Vegas, Nevada 89128

Ms. Lucy Stewart
1916 Trail Peak Lane
Las Vegas, Nevada 89134