



October 24, 2013

LAS VEGAS
CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Kamran Fouladbakhsh
Proview Senses 10, LLC
203 North 9th Street
Las Vegas, Nevada 89101

RE: SDR-50298 - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-50296
CITY COUNCIL MEETING OF OCTOBER 16, 2013

Dear Mr. Fouladbakhsh:

The City Council at a regular meeting held October 16, 2013, APPROVED the request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 1,280 SQUARE-FOOT URBAN LOUNGE on 0.64 acres at 1115 South Casino Center Boulevard (APN 162-03-105-002), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 17, 2013. This approval is subject to:

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 date stamped 07/16/13, and the floor plans and building elevations date stamped 08/21/13, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.

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6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Unless otherwise allowed by the City Traffic Engineer, all new parking stalls perpendicular to the alley shall be a minimum of 22 feet long.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Brittany Davis
Creative Beverages, LLC
9264 West Russell Road, Suite #104
Las Vegas, Nevada 89148

Ms. Gemie Knisely
GK3 Architecture
211 Edgewood Avenue
Las Vegas, Nevada 89102