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August 25, 2014

Mr. Ronald T. Coury
Hughes Family LLC #3
Coury Family LLC #2
2975 South Highland Drive
Las Vegas, Nevada 89106

RE: ABEYANCE - RENOTIFICATION - SDR-53752 [PRJ-53647] - SITE
DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 20, 2014

Dear Applicant:

The City Council at a regular meeting held August 20, 2014 APPROVED the request for a Major Amendment to an approved Plot Plan Review (Z-0090-63) FOR THE PROPOSED 982 SQUARE-FOOT EXPANSION OF A 3,890 SQUARE-FOOT LEGAL NON-CONFORMING LIQUOR ESTABLISHMENT (TAVERN) USE AND MINOR MATERIAL CHANGES TO THE ELEVATIONS on 0.67 acres at 1690 North Decatur Boulevard (APN 139-19-401-003), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2014. This approval is subject to:

Planning

1. Conformance to the approved plot plan Rezoning (Z-0090-63).
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, floor plan and building elevations and landscaping plan date stamped 05/15/14, 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.
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.

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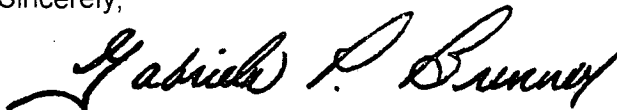
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6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Remove and replace all substandard public improvements (sidewalk), if any, adjacent to this site on Decatur Boulevard and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development on shall be restored at its original location and to its original width concurrent with development of this site. The existing "pan" style driveway may remain.
10. Remove the two parking stalls along the north property line adjacent to the entrance.
11. Landscape and maintain all unimproved right-of-way, if any, on Decatur Boulevard adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Robert Douzat
Nevada Restaurant Services DBA Dotty's
P.O. Box 93835
Las Vegas, Nevada 89193

Mr. George Garcia
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1055 Whitney Ranch, Suite 210
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