



October 16, 2014

LAS VEGAS  
CITY COUNCIL

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CITY MANAGER

Swecker & Lipp Tenaya Azure LLC  
2451 S. Buffalo Drive, Ste 140  
Las Vegas, Nevada 89117

RE: SDR-55201 [PRJ-54831] - SITE DEVELOPMENT PLAN REVIEW RELATED  
TO MOD-55204, VAR-55205, SUP-55202 AND SUP-55203  
CITY COUNCIL MEETING OF OCTOBER 15, 2014

Dear Applicant:

The City Council at a regular meeting held October 15, 2014 APPROVED the request for a Site Development Plan Review FOR A 6,500 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) on 2.33 acres on the south side of Azure Drive, approximately 330 feet west of Tenaya Way (APN 125-27-222-013), T-C (Town Center) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 16, 2014. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Variance (VAR-55205) shall be required.
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 08/13/14 and the colored site plan and landscaping plan date stamped 08/14/14, 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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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.

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7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### Public Works

10. Grant a Multi-Use Non-Equestrian Trail Easement for the existing multi-use trail along the south side of this site prior to issuance of permits. Additionally, grant Public Pedestrian Access Easements for public sidewalks, if any, that are outside the public right-of-way prior to issuance of permits.
11. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets unless incompatible uses can be demonstrated to the satisfaction of the City Engineer and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Swecker & Lipp Tenaya Azure LLC  
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14. Site development to comply with all applicable conditions of approval for TMP-0014-01 and all other applicable site-related actions.

Sincerely,

A handwritten signature in cursive script, reading "Diana A. Outland".

Deputy City Clerk for  
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Christopher Kaempfer  
8345 W. Sunset Road, Ste 250  
Las Vegas, Nevada 89113

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