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February 18, 2016

Mr. Craighton Jay
Four Fours, LLC
1500 Searles Avenue
Las Vegas, Nevada 89101

**RE: SDR-62275 [PRJ-62133] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-62272 AND VAR-62274
CITY COUNCIL MEETING OF FEBRUARY 17, 2016**

Dear Mr. Jay:

The City Council at a regular meeting held on February 17, 2016 **APPROVED** a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-48917) FOR A PROPOSED 2,567 SQUARE-FOOT BUILDING WHERE 4,985 SQUARE-FOOT BUILDING USED FOR AUTO REPAIR WAS APPROVED, TWO, ABOVE GROUND 3,000-GALLON GASOLINE STORAGE TANKS AND AN EXISTING 75-SQUARE-FOOT GUARD SHACK on 1.94 acres at 1500 and 1504 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone [PROPOSED: M (Industrial)], Ward 5 (Barlow) [PRJ-62133].

This approval is subject to the following conditions:

Planning

1. Approval of Rezoning (ZON-62272) and approval and conformance to the Conditions of Approval for Variance (VAR-62274) shall be required, if approved.
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. Conformance to the approved conditions for Special Use Permit (SUP-43990), Variances (VAR-49041 and VAR-49049) and Site Development Plan Reviews (SDR-39147 and SDR-48917), except as amended herein.
4. All development shall be in conformance with the building elevations, date stamped 11/30/15, and site plan, dated stamped 12/17/15, except as amended by conditions herein.

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5. The applicant shall comply with all requirements of the Department of Fire and Rescue and shall obtain all approvals and permits deemed necessary by the Department of Fire and Rescue. If the setback requirements of the Department of Fire and Rescue are greater than those approved under this Site Development Plan Review or the related variances, such setbacks will take precedence over those described in the Site Development Plan Review or related variances.
6. The non-permitted structures on-site shall be removed within **180** day or all necessary building permits and final inspections shall be obtained within **180** days of the date of final approval of this application.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

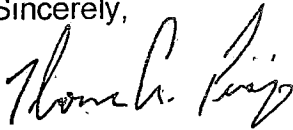
10. Per Condition #6 of VAR-49041, Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements in accordance with City Standards (L-curb, sidewalk and streetlights, etc.) not required to be constructed at this time as a result of the requested Variance. Such Covenant Running with Land agreement shall record prior to the issuance of any permits. We note that the recording of L-Covenant 54823 may be used to satisfy this condition.
11. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

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12. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
13. Comply with all previous conditions of approval for Site Development Plan Reviews SDR-35195, SDR-39147, SDR-43399 and all other applicable entitlement actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 18, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Kristen Neuman
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104