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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 7-1-1
www.lasvegasnevada.gov



/city of las vegas

August 18, 2016

Mr. Mitch Ogron
Downtown CAC, LLC
1770 North Buffalo Drive, Suite #101
Las Vegas, Nevada 89128

**RE: SDR-64815 [PRJ-64633] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 17, 2016**

Dear Mr. Ogron:

The City Council at a regular meeting held on August 17, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 2,180 SQUARE-FOOT RESTAURANT WITH A DRIVE-THROUGH AND A 687 SQUARE-FOOT OUTDOOR DINING AREA WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN SETBACK STANDARDS on 0.50 acres at the southwest corner of Clark Avenue and Casino Center Boulevard (APN 139-34-302-009), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-64633].

This approval is subject to the following conditions:

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 building elevations date stamped 05/26/16, site plan date stamped and landscape plan date stamped 06/20/16 and 06/29/16, except as amended by conditions herein.
3. A Waiver from Las Vegas Downtown Centennial Plan setback standards is hereby approved, to allow zero percent of the first story façade to align with the front property line.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

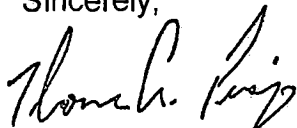
8. Grant a Pedestrian Access Easement for any sidewalk located outside of the public right-of-way prior to the issuance of any permits.
9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site, except as amended by conditions herein.
10. A Sight Visibility Analysis for the driveway on Transit Station Street must be submitted to the City Traffic Engineer and receive approval prior to the issuance of permits for this site. Landscaping along Clark Avenue and Transit Station Avenue must be modified to conform with the approved Site Visibility Analysis.
11. Landscape and maintain all unimproved right-of-way, if any, adjacent to this site. All landscaping and private improvements 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.
12. Submit an Encroachment Agreement for landscaping and private improvements in the Clark Avenue and Transit Station Avenue public rights-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
13. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

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14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

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

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Darryl Brandwine
D3 Design Studios
530 South Las Vegas Boulevard, Suite #300
Las Vegas, Nevada 89101