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/city of las vegas

August 18, 2016

Ms. Sharon Prusse
Mary Bartsas 22, LLC
601 South Rancho Drive, Suite #C-23
Las Vegas, Nevada 89106

**RE: SDR-64855 [PRJ-64696] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 17, 2016**

Dear Mr. Prusse:

The City Council at a regular meeting held on August 17, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 2,065 SQUARE-FOOT RESTAURANT WITH A DRIVE-THROUGH WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SETBACK AND PARKING LOT SCREENING STANDARDS on 2.68 acres at 2100 Fremont Street (APN 139-35-803-015), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-64696].

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 and site plan, landscape plan date stamped 06/08/16, except as amended by conditions herein.
3. A Waiver from Las Vegas Downtown Centennial Plan Parking Lot Screening standards is hereby approved, to allow no parking lot screening fence.
4. 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.

Ms. Sharon Prusse
Mary Bartsas 22, LLC
SDR-64855 [PRJ-64696] - Page Two
August 18, 2016

5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

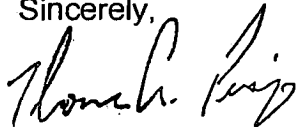
9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. The "pan style" driveways on Fremont Street may remain as long as the sidewalk path along Fremont Street complies with Americans with Disabilities Act (ADA) guidelines.
10. All private improvements and landscaping 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.
11. Contact the City Traffic Engineer's Office at 702-229-6327 to coordinate the development of this project with the "Sidewalk Infill, Area 2B" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Traffic Engineer.
12. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements in the East Charleston Boulevard and Fremont Street public rights-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

Ms. Sharon Prusse
Mary Bartsas 22, LLC
SDR-64855 [PRJ-64696] - Page Three
August 18, 2016

13. 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.
14. 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.

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. Chris Czyz
First Street Development
2929 Camelback Road, Suite #116
Phoenix, Arizona 85016

Mr. John Vornsand, AICP
62 Swan Circle
Henderson, Nevada 89074