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December 22, 2016

Metroplex Realty, Property Management
Main Street Investments III
3773 Howard Hughes Parkway, Suite #5005
Las Vegas, Nevada 89169

RE: SDR-66545 [PRJ-66201] - SITE DEVELOPMENT PLAN REVIEW RELATED TO SUP-66544
CITY COUNCIL MEETING OF DECEMBER 21, 2016

Dear Applicant:

The City Council at a regular meeting held on December 21, 2016 ***APPROVED*** a request for a Site Development Plan Review FOR A PROPOSED RESTAURANT WITH DRIVE-THROUGH WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING REQUIREMENTS on 0.46 acres at 1311 South Main Street (APN 162-03-110-131), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-66201.

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, site plan and landscape plan date stamped 10/11/16, 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. 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

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

Public Works

8 Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveway on Main Street in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer 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.

9. Landscape and maintain all unimproved rights-of-way on Main Street 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.

10. Submit an Encroachment Agreement for landscaping and private improvements in the Main Street public right-of-way prior to this 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).

11. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Main-Commerce one-way couplet-Las Vegas Boulevard to Bonneville Avenue" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services

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. 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 December 22, 2016

Sincerely,

Thomas A. Perrigo
Director
Department of Planning

TAP·clb

cc: Mr Marco Gonzalez
NOVUS Architecture
8 East Charleston Boulevard
Las Vegas, Nevada 89104