



September 21, 2017

Las Vegas  
City Council  
Carolyn G. Goodman  
Mayor

Lois Tarkanian  
Mayor Pro Tem

Ricki Y. Barlow  
Stavros S. Anthony  
Bob Coffin  
Steven G. Seroka  
Michele Fiore

Office of the  
City Manager  
Scott D. Adams  
City Manager

Mr. Raul Gill  
MGG LLC  
8251 Windsor Crest Court  
Las Vegas, Nevada 89123

**RE: SDR-71019 [PRJ-69976] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO SUP-71018  
CITY COUNCIL MEETING OF SEPTEMBER 20, 2017**

Dear Mr. Gill.

The City Council at a regular meeting held on September 20, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 11,076 SQUARE-FOOT EXPANSION OF A 7,940 SQUARE-FOOT EXISTING RESTAURANT WITH OUTDOOR DINING at 1208 South Main Street (APN 162-03-105-005), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-69976].

This approval is subject to the following conditions.

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-71018) 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. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/06/17, except as amended by conditions herein.
4. All mechanical equipment shall be screened from street level and surrounding building view in accordance with the Downtown Centennial Plan.
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 \_\_\_\_\_

DEPARTMENT OF PLANNING

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
7. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver
8. 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
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

10. New access doors or gates shall be outside of the public right-of-way when in the fully opened position.
11. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the California Street Complete Streets from Commerce Street to 3rd Street project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
12. Submit a License Agreement for landscaping and private improvements in the Main Street public right-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 License 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 within the public right-of-way at the applicant's expense pursuant to the terms of the City's License 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836)

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- 13 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 September 21 2017

Sincerely,



Robert Summerfield, AICP®  
Acting Director  
Department of Planning

RTS:PL:clb

cc. Mr. Oscar Okeefe  
Oscar Okeefe Architect  
2256 Savannah  
Henderson, Nevada 89044