



**LAS VEGAS
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cityoflasvegas
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September 6, 2018

Mr. Jay G. Jara
Brown Kids, Inc.
1710 East Charleston Boulevard
Las Vegas, Nevada 89104

**RE: SDR-73718 [PRJ-72952] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2018**

Dear Mr. Jara:

The City Council at a regular meeting held on September 5, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 668 SQUARE-FOOT ADDITION TO AN EXISTING 1,783 SQUARE-FOOT RESTAURANT, A 172-SQUARE-FOOT OUTDOOR PATIO AND A PROPOSED 1,984 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS TO ALLOW 37 PARKING SPACES WHERE 40 SPACES ARE REQUIRED, A 40-FOOT RESIDENTIAL ADJACENCY SETBACK WHERE 48 FEET IS REQUIRED AND A ZERO-FOOT SIDE YARD SETBACK WHERE 10 FEET IS REQUIRED on 0.64 acres at 1625 East Charleston Boulevard (APN 139-35-401-006), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-72952].

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 site plan, landscape plan and building elevations date stamped 06/14/18 except as amended by conditions herein.
3. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.12.060 is hereby approved to allow 37 parking spaces where 40 spaces are required.
4. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.08.040 is hereby approved to allow a 40-foot residential adjacency setback where 48 feet is required.
5. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Title 19.08.070 is hereby approved to allow a zero-foot side yard setback for the proposed office/retail building where 10 feet is required.

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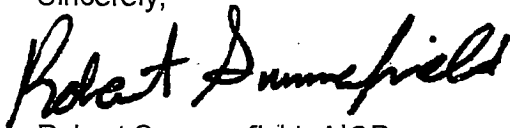
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. 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.
12. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-50417 and all other applicable site related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 6, 2018.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Ernie Podaca
SSA Architecture
4630 South Arville Street, Suite A
Las Vegas, Nevada 89103