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February 20, 2020

Mr. Mark Carlson
11th Street Tavern, LLC
P.O. Box 7516
Las Vegas, Nevada 89101

RE: SDR-77897 [PRJ-77311] - SITE DEVELOPMENT PLAN REVIEW REALTED TO SUP-77896 CITY COUNCIL MEETING OF FEBRUARY 19, 2020

Dear Mr. Carlson:

The City Council at a regular meeting held on February 19, 2020 voted to ***APPROVE*** your request for a Site Development Plan Review FOR A PROPOSED 9,000 SQUARE FOOT PLAZA at 1031 Fremont Street (APN 139-34-715-001), T5-MS (T5 Main Street) Zone, Ward 3 (Diaz) [PRJ-77311].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Special Use Permit (SUP-77896) 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 11/14/19, except as amended by conditions herein.

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 Departments of Building and Safety *and Fire and Rescue. Compliance issues to be addressed shall include but not be limited to establishment of an occupant load calculated according to building area, code compliant exiting and exit paths, electrical layouts, shade structures, and required fire extinguishers.*

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

The Notice of Final Action was filed with the Las Vegas City Clerk on February 20, 2020.

Sincerely,

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Ms. Jen Taler
DT Fergusons, LLC
1028 Fremont Street
Las Vegas, Nevada 89101