



January 11, 2017

Mr. Robin Camacho Group, LLC  
212 Fogg Street  
Las Vegas, Nevada 89110

LAS VEGAS  
CITY COUNCIL

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**RE: SDR-67888 [PRJ-67778] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO SUP-67886  
PLANNING COMMISSION MEETING OF JANUARY 10, 2017**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED CONVERSION OF A SINGLE FAMILY DWELLING AND COMMERCIAL BUILDING INTO A 3,173 SQUARE-FOOT LIQUOR ESTABLISHMENT (TAVERN) WITH A 3,936 SQUARE-FOOT OUTDOOR SEATING AREA on 0.17 acres at 710 and 712 South 1st Street (APNs 139-34-310-016 and 017), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-67778], was considered by the Planning Commission on January 10, 2017.

The Planning Commission voted to **APPROVE** your request, subject to the following:

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. Approval from the Downtown Design Review Committee (DDRC) is required for proposed signage prior to submitting for sign permits
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/20/16, 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 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.
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.

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7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Correct all American's with Disabilities Act (ADA) deficiencies and substandard improvements on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.
10. Landscape and maintain all unimproved right-of-way 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.
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.

This action by the Planning Commission on **January 10, 2017** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **January 23, 2017**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:nl

**SDR-67888 [PRJ-67778] - Page Three**  
**January 11, 2017**

cc:

Ms. Lucy Stewart  
LAS Consulting  
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Las Vegas, Nevada 89107