

054343



June 16, 2005

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
STEVE WOLFSON
LOIS TARKANIAN

DOUGLAS A. SELBY
CITY MANAGER

Mr. Shmuel Oved
Fremont Bruce, LLC
20700 Ventura Boulevard, Suite #220
Woodland Hills, California 91364

RE: SDR-5942 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 15, 2005
Related to SUP-5984

Dear Mr. Oved:

The City Council at a regular meeting held June 15, 2005 APPROVED the request for a Site Development Plan Review FOR A FOUR-STORY, 152 RESIDENTIAL UNIT, 21,000 SQUARE-FOOT MIXED-USE DEVELOPMENT on 2.76 acres adjacent to the southeast corner of Bruce Street and Fremont Street (APN 139-35-803-001), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2005. This approval is subject to:

Planning and Development

1. A Special Use Permit (SUP-5984) to allow the Mixed-Use development in the C-2 (General Commercial) Zoning District approved by the City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan, date stamped 04/08/05, and the revised building elevations and landscape plans, date stamped 04/25/05, except as amended by conditions herein.
4. The principal entrance to the residential building at the southeast corner of the site shall be redesigned to provide a public lobby at the exterior edge of the building, directly visible from either the Fremont or Bruce Street entrance to the property. An accessible route shall be provided from the public sidewalk to the principal entrance and lobby of the building.
5. The elevations of the building at the northwest corner of the site shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to comply with the design standards of the Downtown Centennial Plan.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108

www.lasvegasnevada.gov

RECEIVED

JUN 06 2007

EOT-22358

07-18-07 CC

Mr. Shmuel Oved
SDR-5942 – Page Two
June 16, 2005

6. All streetscape treatments shall conform to match the Fourth Street improvements installed by the City of Las Vegas in accordance with Subsection DS4.2 of the Downtown Centennial Plan.
7. All new developments shall provide and install standard Fourth Street style fixtures in place of existing fixtures in accordance with Subsection DS3.1.k of the Downtown Centennial Plan. Exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
8. Surface parking lots shall have a minimum of one shade tree for every six uncovered parking spaces. A minimum of ten square feet of landscaped surface area shall be provided for each parking space, incorporated into landscape islands, a required perimeter landscape treatment, or both in accordance with Subsection DS3.1.h of the Downtown Centennial Plan.
9. Any surface parking lot facing a public street shall incorporate an eight-foot wide landscape buffer and 42" high parking lot screen fence in accordance with Subsection DS3.1.g. of the Downtown Centennial Plan. The screen fence shall conform with the design shown in Graphic 5 of the Downtown Centennial Plan; exact specifications, shop drawings, and standard suppliers can be obtained from the City of Las Vegas Engineering Design Superintendent, Department of Public Works, 229-6272.
10. A landscape plan must be submitted prior to or at the same time application is made for a building permit. Turf shall cover no more than 12.5% of the total landscape area.
11. The required landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner.
12. All mechanical equipment shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j. Trash areas shall be walled and roofed in accordance with Code requirements. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
13. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection DS2.1.f of the Downtown Centennial Plan.
14. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
15. Any property line wall or retaining wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

EOT-22358
07-18-07 CC

Mr. Shmuel Oved
SDR-5942 – Page Three
June 16, 2005

16. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department 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.
17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

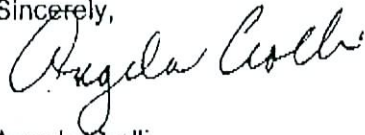
18. Dedicate an additional 5 feet of right of way adjacent to this site for a total half street width of 50 feet on Fremont Street and a 25 foot radius at the southeast corner of Bruce Street and Fremont Street prior to the issuance of any permits. Also, grant a Traffic Signal Chord easement at the southeast corner of Fremont Street and Bruce Street. Additional right of way dedications per Standard Drawing #234 for a bus stop shall be dedicated unless specifically noted as not required by an approved Traffic Impact Analysis for this site.
19. Construct all incomplete half-street improvements on Fremont Street and Bruce Street adjacent to this site concurrent with development of this site.
20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
21. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A. All work within the Fremont Street right-of-way shall receive approval from the Nevada Department of Transportation.
22. 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 Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits or the recordation of a Final Map for this site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site for bus turn outs, 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. 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.

EOT-22358
07-18-07 CC

Mr. Shmuel Oved
SDR-5942 – Page Four
June 16, 2005

23. A Drainage Plan and Technical Drainage Study 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. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
24. Landscape and maintain all unimproved rights-of-way on Fremont Street and Bruce Street adjacent to this site.
25. Submit an Encroachment Agreement for all landscaping and private improvements located in the City of Las Vegas public rights-of-way adjacent to this site prior to occupancy of this site.
26. Obtain an Occupancy Permit for all landscaping and private improvements in the Nevada Department of Transportation public right-of-way adjacent to this site.
27. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the approval of a Tentative Map or construction plans. Approval of this Site Development Review does not constitute approval of any deviations. If such approval cannot be obtained, a revised Site Plan must be submitted showing elimination of such deviations.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Dennis Rusk
Dennis E. Rush, Architect
3960 East Patrick Lane, Suite #3203
Las Vegas, Nevada 89120

EOT-22358
07-18-07 CC