



October 17, 2006

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Mr. Jim Torti
Art Central, LLC
1600 National Avenue
San Diego, California 92113

RE: SDR-13883 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 6, 2006
RELATED TO ZON-13879

Dear Applicant:

The City Council at a regular meeting held September 6, 2006 APPROVED the request for a Site Development Plan Review FOR A SIX STORY, 89 UNIT APARTMENT DEVELOPMENT AND WAIVERS OF THE LANDSCAPE AND STREETScape REQUIREMENTS OF THE DOWNTOWN CENTENNIAL PLAN on 0.64 acres approximately 150 feet south of the southeast corner of East Charleston Boulevard and South Casino Center Boulevard (APNs 162-03-110-041, 042, and 043). The Notice of Final Action was filed with the Las Vegas City Clerk on September 7, 2006. This approval is subject to:

Planning and Development

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-13879) shall be required.
2. This approval shall be void one year from the date of final approval, unless a building permit has been issued for the principal building on the site. 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 05/30/06, except as amended by conditions herein.
4. The Waiver from the Downtown Centennial Plan building setback requirement is hereby approved, based on the proposed façade articulation and massing of the building.
5. The Waiver from the Downtown Centennial Plan streetscape to allow a 10 foot sidewalk along Casino Center Boulevard instead of an 11-foot wide sidewalk and no amenity zone is hereby approved, due to the constraints of the public right-of-way. All other streetscape elements shall conform to the Downtown Centennial Plan requirements.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

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6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. Air conditioning units shall not be mounted on rooftops.
9. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
10. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
11. Prior to the submittal of a building permit application, 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.
12. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
13. The applicant shall be required to provide and install standard Fourth Street style fixtures in place of existing fixtures. 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.
14. The surfacing of the alley entrance shall conform to the Alleyway Treatment, as depicted in Graphic 8 of the Downtown Centennial Plan.
15. The principal entry of the building shall open onto the public sidewalk, and shall be articulated through material, color, detailing, shade structure, or change in the plane of the façade in accordance with the requirements of the Downtown Centennial Plan.
16. 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 the Downtown Centennial Plan.

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

Public Works

18. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary; if such a Map is required, it should record prior to the issuance of any permits for this site.
19. Landscape and maintain all unimproved right-of-way, if any, on Casino Center Boulevard adjacent to this site. The proposed exit door shall be redesigned to open inwards and not encroach into the public right-of-way.
20. Submit an Encroachment Agreement for all landscaping, if any, located in the Casino Center Boulevard public right-of-way adjacent to this site prior to occupancy of this site.
21. Site development to comply with all applicable conditions of approval for ZON-13879 and all other subsequent site-related actions.

Sincerely,



Ydoleena Yturralde
Deputy City Clerk-II for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Director
Planning and Development Department

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

Mr. Jim Torti
Blokhaus
1600 National Avenue
San Diego, California 92113

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