



February 21, 2006

LAS VEGAS CITY COUNCIL

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Mr. Eddie Haddad
Hue Lofts at Art Central, LLC
333 North Rancho Drive, Suite #890
Las Vegas, Nevada 89106

RE: SDR-10669 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 15, 2006

Dear Mr. Haddad:

The City Council at a regular meeting held February 15, 2006 APPROVED the request for a Site Development Plan Review FOR A 40 STORY MIXED USE DEVELOPMENT CONSISTING OF 270 RESIDENTIAL UNITS AND 14,750 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILDING STEPBACK AND STREETSCAPE REQUIREMENTS on 0.44 acres at 200 and 210 Charleston Boulevard (APNs 162-03-110-039 and 040), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2006. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from the date of final approval, unless it is exercised or an Extension of Time is granted by the City Council.
2. All development shall be in conformance with the site plan date stamped 12/16/05 and building elevations, date stamped 12/06/05, except as amended by conditions herein.
3. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, based on the proposed façade articulation and massing of the building.
4. The Waiver from the Downtown Centennial Plan streetscape to allow a 7.5 foot sidewalk along Charleston Boulevard and Casino Center Boulevard instead of an 11-foot wide sidewalks and a five-foot 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.

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5. The existing billboard on the site shall be removed prior to the issuance of building permits.
6. The palm trees shown along the Casino Center right-of-way shall have a minimum height of 25 feet upon installation, and shall not exceed 35 feet on center. The required shade trees shown along the Charleston Boulevard right-of-way shall be installed at a maximum spacing of 30 feet on center; minimum tree size shall be a 24-inch box.
7. The sidewalk shall include a decorative paving treatment at the street intersection in accordance with Subsection DS4.2 of the Downtown Centennial Plan. All streetscape treatments shall conform to match the Fourth Street improvements installed by the City of Las Vegas.
8. The 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. Failure to properly maintain required landscaping and underground sprinkler systems may result in legal action taken by the City of Las Vegas.
9. The elevations of the structure shall be reviewed and approved by the Planning and Development Department staff, prior to the time application is made for a building permit, to ensure that there is adequate façade articulation of the parking levels of the structure.
10. All metal panels and metal surfaces shall have a matte finish so as to minimize reflectivity. Reflective glass at the pedestrian level is prohibited; glazing on the upper stories of the building shall be limited to a maximum of 22% reflectivity.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views in accordance with Subsection DS5.1.j of the Downtown Centennial Plan. 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.
12. 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.
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. Utilities and power service lines in alleys shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as described in Subsection DS2.1.g, and as depicted in Graphic 4 of the Downtown Centennial Plan.
15. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits (or the recordation of a Final Map for this site).
16. Signage for the development shall be subject to conformance to the Arts District requirements of Downtown Centennial Plan.
17. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

18. Coordinate with the City Surveyor to determine whether a Merger and Resubdivision map or other type mapping is necessary; Comply with the recommendations of the City Surveyor.
19. Dedicate a 25 foot radius and also grant a Traffic Signal Chord easement at the southeast corner of Casino Center Boulevard and Charleston Boulevard prior to the issuance of any permits.
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. Coordinate with the Collection System Planning Section of the Department of Public Works to provide a new connection to public sewer in Charleston Boulevard. Also coordinate with the Collection System Planning Section of the Department of Public Works to determine connection requirements prior to the issuance of any permits. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
22. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.

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23. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public rights-of-way adjacent to this site prior to occupancy of this site.
24. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site prior to submittal of any construction drawings.
25. Coordinate with the City Engineer's office to discuss the Casino Center realignment project to determine impacts, if any, to this site plan.
26. Meet with the Clark County School District to discuss the impact this site plan has on the District's schools, and to identify possible methods to mitigate the impacts.
27. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.
28. 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 Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by 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.
29. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

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30. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements located in the Nevada Department of Transportation public right-of-way adjacent to this site.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Thomas Wuertz
RNL Nevada, Inc.
1515 Arapahoe Street, Suite #3-700
Denver, Colorado 80202

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