



January 23, 2006

Mr. Steve Serle
Main Street Acquisitions, LLC
6070 North Federal Highway
Boca Raton, Florida 33487-3937

RE: SDR-9136 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 18, 2006
RELATED TO GPA-9129, ZON-9131, AND SUP-9135

Dear Mr. Serle:

The City Council at a regular meeting held January 18, 2006 APPROVED the request for Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT CONSISTING OF 109 RESIDENTIAL UNITS AND 9,779 SQUARE FEET OF RETAIL SPACE; AND WAIVERS OF THE RESIDENTIAL ADJACENCY REQUIREMENTS TO ALLOW A SETBACK OF 15 FEET WHERE 297 FEET IS THE MINIMUM SETBACK REQUIRED; AND TO ALLOW 70% LOT COVERAGE WHERE 50% IS THE MAXIMUM LOT COVERAGE PERMITTED on 1.40 acres at 714, 718 and 722 Main Street; and 711 and 719 North First Street (APNs 139-27-707-006, 007, 139-27-712-053 and 054), R-2 (Medium-Low Density Residential) Zone and C-M (Commercial/Industrial) Zone [PROPOSED: C-1 (Limited Commercial) Zone]. The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2006. This approval is subject to:

Planning and Development

1. A General Plan Amendment (GPA-9129) to MXU (Mixed Use), a Rezoning (ZON-9131) to a C-1 (Limited Commercial) Zoning District, and a Special Use Permit (SUP-9135) for a Mixed Use project 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 of Las Vegas
3. All development shall be in conformance with the site plan and building elevations, date stamped 10/19/05 for floors three through the roof and 11/18/05 for the landscape plan, the ground level and the second floor , except as amended by conditions herein.
4. A Waiver from the maximum lot coverage of 50% is hereby approved, to allow a 70% lot coverage.
5. A Waiver of the residential adjacency requirements to allow a setback of 15 feet where 297 feet is the minimum setback required is hereby approved.

EOT-26204
02-06-08 CC

LAS VEGAS CITY COUNCIL

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3112-001-06-05
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6. The site plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a tentative map to reflect a loading zone.
7. The conceptual landscape plan shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect minimum 24-inch box trees planted a maximum of 20 feet on-center and a minimum of four five gallon shrubs for each tree within provided planters for the northern and eastern perimeter buffers portions of the site.
8. A permanent underground sprinkler system shall be installed in all landscape areas as required by the City of Las Vegas and shall be permanently maintained in a satisfactory manner.
9. 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 application is made for a building permit. The landscape plan shall include irrigation specifications.
10. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
14. Any property line wall shall be a decorative six foot block wall, with at least 20 percent contrasting materials, and shall conform with the requirements listed in Title 19.08.
15. 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.
16. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

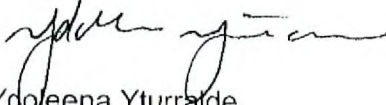
17. Driveways shall be designed, located and constructed to meet the intent of Standard Drawing #222A.
18. A Homeowners' Association shall be established to maintain all private roadways, landscaping and common areas created with this development. All landscaping shall be

EOT-26204
02-06-08 CC

Mr. Steve Serle
SDR-9136 – Page Three
January 23, 2006

- situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
 20. 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.
 21. Landscape and maintain all unimproved rights-of-way, if any, on Main Street and First Street adjacent to this site.
 22. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the Main Street and First Street public rights-of-way adjacent to this site prior to occupancy of this site.
 23. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON 9131 and all other applicable site-related actions.
 24. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
 25. 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 public 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.

Sincerely,


Ydoleena Yturraide
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

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

Mr. Tony Beavers
WPH Architecture
105 East Reno Avenue, Suite #6
Las Vegas, Nevada 89149

EOT-26204
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