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January 23, 2006

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY
CITY MANAGER

Mr. Herb Sider
SW Properties, LLC
PO Box 28887
Las Vegas, Nevada 89126

RE: SDR-8653 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 18, 2006
RELATED TO SUP-8647

Dear Mr. Sider:

The City Council at a regular meeting held January 18, 2006 APPROVED the request for a Site Development Plan Review FOR A PROPOSED MIXED-USE DEVELOPMENT IN AN 11-STORY BUILDING CONSISTING OF 34 LOFT RESIDENTIAL UNITS AND 9,840 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND FOR WAIVERS OF STEPBACK REQUIREMENTS on 0.32 acres at 708 and 710 South Sixth Street (APN 139-34-410-189 and 190), 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 Special Use Permit (SUP-8647) 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. The Waiver from the Downtown Centennial Plan building stepback requirement is hereby approved, based on the proposed façade articulation and level of detail of the elevations.
4. All development shall be in conformance with the site plan/landscaping plan date stamped 12/08/05, and building elevations date stamped 10/05/05, except as amended by conditions herein.
5. If the applicant proposes a restaurant use for the project, the applicant shall submit a parking analysis showing how parking, including any valet service, is to be accommodated.

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. Prior to issuance of building permits, the applicant shall revise the floor plans to the satisfaction of the Planning and Development Department, depicting handicapped spaces that meet current City Code requirements for dimensions and access. If the redesign of these spaces results in the applicant providing less than the proposed 71 spaces on-site, the applicant shall address the deficiency through a parking study submitted to and to the satisfaction of the Planning and Development Department.
7. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC&R's.
8. Prior to issuance of building permits, the two service parking spaces at the rear of the building, and inset into the building, shall be designed with a 22-foot length, to allow for the 24-foot drive aisle width required by Code (20-foot alley width plus 4 feet on-site), and shall meet the requirements of the Traffic Division of the Department of Public Works for sight lines for backing vehicles. This may involve adjustments to the site plan such as, but not limited to, angling of the walls of the building adjacent to the spaces to improve these sight lines.
9. As required by the Downtown Centennial Plan, 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 the placement of palm trees of a minimum height of 25 feet in front of the site, placed 35 feet on-center in a manner that integrates them with proposed or established tree spacing along Sixth Street. This may require the planting of two or three such trees as part of this project. All planting within the side yard setback areas shall be eliminated.
10. 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.
11. 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.
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. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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14. 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.
15. Utilities and power service lines in alleys shall be located underground; the property owner shall be required to provide for their proportionate share of the utility relocation and alleyway treatment pursuant to a schedule as adopted by City Council. In addition, the surfacing of the alley shall conform to the Alleyway Treatment, as depicted in Graphic 4 of the Downtown Centennial Plan.
16. The applicant shall merge the two parcels into a single parcel through a Reversionary Map, prior to issuance of any building permits.
17. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
18. A fully operational fire protection system, including fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
19. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

20. Coordinate with the Traffic Engineering Representative to ensure that adequate sight visibility is maintained for the ingress/egress proposed off of the alley; construction drawings shall comply with the recommendations of the Traffic Engineering Representative.
21. 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.
22. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north and south boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
23. Landscape and maintain all unimproved right-of-way, if any, on 6th Street adjacent to this site.
24. Submit an Encroachment Agreement for landscaping, if any, located in the Sixth Street public right-of-way adjacent to this site prior to occupancy of this site. No portion of the building may encroach into the right-of-way either at ground level or above.

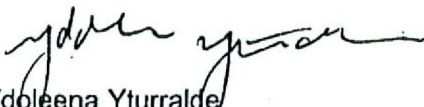
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25. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainage ways as recommended.
26. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.

Sincerely,



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

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

Mr. Dwayne Hammar
French Quarter Lofts LLC
10877 Osceola Mills
Las Vegas, Nevada 89141

Mr. Tom Roule
5685 South Cameron Street
Las Vegas, Nevada 89118

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