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CITY OF LAS VEGAS

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CITY MANAGER

March 17, 2006

Mr. Scott Adams
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-11026 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 15, 2006
RELATED TO SUP-11028

Dear Mr. Adams:

The City Council at a regular meeting held March 15, 2006 APPROVED the request for a Site Development Review FOR A PROPOSED MIXED USE DEVELOPMENT CONSISTING OF TWO 35 STORY BUILDINGS WITH 25,000 SQUARE FEET OF COMMERCIAL, 163 HOTEL/CONDOMINIUM UNITS AND 464 RESIDENTIAL UNITS; AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN BUILD TO LINE, STREETSCAPE AND STEP BACK REQUIREMENTS on 1.92 acres at 601 Fremont Street (APN 139-34-611-018), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2006. This approval is subject to:

Planning and Development

1. Special Use Permit (SUP-11028) 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 12/27/05, except as amended by conditions herein.
4. Prospective buyers shall be informed that views may be obscured by future adjacent development. This information shall be included in the projects Covenants, Conditions and Restrictions.
5. A Waiver from the Downtown Centennial Plan building step back requirement is hereby approved to allow a single step back at the eighth story.
6. A Waiver from the Downtown Centennial Plan build-to line requirement is hereby approved to allow a five foot setback along Fremont Street and Sixth Street.

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7. A Waiver of the Downtown Centennial Plan streetscape requirements is hereby approved, to allow a 10 foot sidewalk along Fremont Street and Sixth Street. A public sidewalk with a minimum width of 10 feet and a five-foot deep amenity zone directly adjacent to the curb is required along all street frontages. The sidewalk shall include a decorative paving treatment at the intersections.
8. Two of the 12 provided handicapped parking spaces shall be designed as van-accessible.
9. The decorative architectural features (which include illuminated cupolas) that are shown at the top of both towers shall be constructed as depicted on the building elevations date stamped 12/27/05.
10. The landscape areas shown on the top of the eighth floor shall be provided as shown on the plans date stamped 12/27/05 and shall include 24 inch box Southern Live Oaks spaced at 20 feet on center, with four five-gallon shrubs per tree and ground cover.
11. The palm trees shown along Sixth Street shall have a minimum height of 25 feet upon installation, as measured to the top of the brown trunk. Shade trees, in single or double rows, may be provided alternately between the palm trees.
12. New street light fixtures shall be installed in public rights-of-way abutting the site in accordance with specifications provided by the Public Works Department, and shall conform to the design of the fixtures in the Downtown Centennial Plan area.
13. The surfacing of the alley that accesses Carson Avenue and the service drive that accesses Sixth Street shall conform to the Alleyway Treatment, as described in Subsection DS2.1.g, and as depicted in Graphic 4 of the Downtown Centennial Plan.
14. 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.
15. 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.
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 Subsection DS2.1.f of the Downtown Centennial Plan.
17. Utilities and power service lines in alleys or the service drive that accesses Sixth Street shall be located underground in accordance with Subsection DS2.1.f. of the Downtown Centennial Plan.

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18. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum of 22% reflectivity.
19. 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. 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.
20. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
21. 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.
22. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

23. Dedicate a 10 foot radius on the northeast corner of 6th Street and Carson Avenue and on the southeast corner of 6th Street and Fremont Street. Additionally, grant a chord easement on the southeast corner of 6th Street and Fremont Street and on the northeast corner of 6th Street and Carson Avenue.
24. 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).
25. The Final Map for this site must be a "Merger and Resubdivision" or a "Reversionary Map" must be processed prior to the issuance of any permits.
26. Sufficient vertical clearance to maintain the existing sewer line within the proposed service drive shall be provided over the existing sewer easement. Alternatively an appropriate vacation action must be submitted to and approved by the City of Las Vegas.
27. Provide pedestrian access easements for all sidewalks adjacent to public streets that are not located within the public right-of-way.

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28. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City and Downtown Standards concurrent with development of this site. All new or proposed modifications to existing driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
29. 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.
30. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
31. 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.

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32. The arrow denoting one-way traffic on the public alley adjacent to this site shall be removed from this and all future plans.

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

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