

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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October 10, 2008

Mr. Michael Crandall
3900 Paradise Road, Suite 101
Las Vegas, Nevada 89169

RE: SDR-29662 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Crandall:

Your request for a Site Development Plan Review FOR EXTERIOR MODIFICATIONS, PROPOSED POOL/CABANA ADDITION AND PARKING REDUCTION TO AN EXISTING HOTEL/CASINO WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETScape STANDARDS AND PARKING LOT SCREENING STANDARDS on 1.44 acres at the the northwest corner of Ogden Avenue and Las Vegas Boulevard (APN 139-34-501-013 thru 015, 139-34-510-034 and 043), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on October 9, 2008.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Site Development Plan Review (SDR-24794) shall be expunged.
2. This approval shall be void two years 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 and landscape plan, date stamped 09/09/08, and building elevations date stamped 09/29/08, except as amended by conditions herein.
4. A Waiver from the Downtown Centennial Plan Streetscape Standards to allow Mexican Fan Palms where Date Palms on north/south streets are required, is hereby approved.

Mayor
Oscar B. Goodman

City Council
Gary Reese

(Mayor Pro Tem)

Larry Brown
Steve Wolfson
Lois Tarkenton
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



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5. A Waiver from the Downtown Centennial Plan Streetscape Standards to allow three Mexican Fan Palms along 4th Street where nine Date Palms are required, is hereby approved.
6. A Waiver from the Downtown Centennial Plan Streetscape Standards to allow 12 shade trees along Ogden Avenue where 15 are required, is hereby approved.
7. A Waiver from the Downtown Centennial Plan Streetscape Standards to allow a five-foot and six-foot sidewalk where 10 feet along Ogden Avenue and Las Vegas Boulevard are required, is hereby approved.
8. A Waiver from the Downtown Centennial Plan Parking Lot Screening Standards to allow no parking screening where ornamental screen and landscaping is required, is hereby approved.
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. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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

Public Works

16. Dedicate an additional five feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard and a 10-foot radius on the northwest corner of Las Vegas Boulevard and Ogden Avenue adjacent to this site prior to the issuance of any permits.
17. Coordinate with the City Surveyor to determine whether a Merger and Re-Subdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
18. Remove all substandard public street 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. All new improvements shall be constructed to the Downtown Centennial Plan Standards, unless specifically allowed otherwise by conditions otherwise herein, and amended as follows: The curbline on Las Vegas Boulevard shall remain in the current location, the 10 feet of right-of-way behind the curb shall be hard-surfaced with tree grates and street trees placed in the five feet immediately adjacent to the curb, at locations acceptable to the City Traffic Engineer and Planning Department, unless otherwise allowed by the City engineer. A 25-foot radius (to back of curb) shall be constructed at the northwest corner of Las Vegas Boulevard and Ogden Avenue, and the curbline on Ogden Avenue may be “bumped out” at the corner to facilitate pedestrian crossing and to create a defined parking lane on the north side of Ogden Avenue adjacent to this site. Street trees or other landscaping may be installed along Ogden Avenue provided they do not interfere with sight visibility restriction zones. Coordinate with the City Traffic Engineer to finalize the design of the abutting public streets.
19. This Site Plan shall be revised to remove the southernmost driveway along Las Vegas Boulevard. The northernmost driveway shall be reconstructed per Downtown Centennial Modified Pan Design. The applicant shall meet with the Traffic Engineering Representative for assistance in the possible redesign of the proposed on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first.
20. Coordinate with the Collection System Planning Section of the Department of Public Works to determine an appropriate height requirement for the proposed trash enclosure overlying the existing public sewer line. No permanent structures shall be constructed over the existing sewer line.

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21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
22. Landscape and maintain all unimproved rights-of-way adjacent to this site. All private improvements and landscaping installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
23. Submit an Encroachment Agreement for all landscaping and private improvements, located within or over the public rights-of-way adjacent to this site prior to occupancy of this site.
24. 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 recommended by the Flood Control Section.
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 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.

This action by the Planning Commission on **October 9, 2008** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **October 10, 2008**.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

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cc: The Siegel Group
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Las Vegas, Nevada 89169

APTUS Architecture
Ms. Kristen Neuman
1200 South 4th Street, Suite 206
Las Vegas, Nevada 89101

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