



STAFF REPORT

HISTORIC PRESERVATION COMMISSION MEETING DATE: 10/26/11

DEPARTMENT: PLANNING

ITEM DESCRIPTION: Report by Department of Planning regarding Downtown Project list

SUMMARY

Map changes since the August map release:

- Project 33: Existing Project. Proposed Pawn Shop within an existing 1,606 square-foot building; project listed as proposed with a 10/19/11 City Council meeting date. Site address – 519 East St, Louis Avenue.

- Project 36: New Project. Proposed 6,200 square-foot Tavern; project now listed as approved by the Planning Commission 09/13/11. Site address – 450 Fremont Street Suite 130.

- Project 46: Existing Project. Proposed 16-story Mixed-Use development with 16,000 square feet of Commercial and 330 Multi-Family Residential units; project now listed as approved by the City Council 09/07/11. Site address – 931 South Casino Center Boulevard.

- Project 48: Existing Project. Proposed 16,576 square-foot Social Service Provider; project now listed as approved by the City Council 08/17/11. Site address – 1640 Alta Drive.

- Project 61: Existing Project. Proposed 28,902 square-foot addition to an existing Hotel and Gaming Establishment; project listed as proposed with a 10/19/11 City Council meeting date. Site address – 1 Fremont Street.

- Project 68: Existing Project. 6,002 square-foot Liquor Establishment. Project now listed as approved by the City Council 08/17/11. Site address – 450 Fremont Street.

- Project 79: Existing Project. Two-story, 37,100 square-foot Gaming and Retail Establishment with a 547-foot tall roof sign; project granted an Extension of Time at the 09/17/11 City Council meeting. Site address – 2423 South Las Vegas Boulevard.

- Project 88: New Project. Proposed temporary parking lot; project now listed as proposed with a 10/11/11 Planning Commission meeting date. Site address – 208 North Las Vegas Boulevard.

- Project 90: New Project. Proposed General Retail Store and Plaza; project now listed as proposed with a 10/11/11 Planning Commission meeting date. Site address – 300 North Casino Center Boulevard.

- Project 92: New Project. Proposed 3,375 square-foot Urban Lounge with 6,900 square feet of outdoor seating and event area; project now listed as proposed with a 10/11/11 Planning Commission meeting date. Site address – 1218 and 1226 South Main Street.

- Project 96: New Project. Proposed 3,744 square-foot Urban Lounge with 4,466 square feet of outdoor seating; project now listed as proposed with a 10/11/11 Planning Commission meeting date. Site address – 901 South Main Street.
- Project 97: New Project. Proposed 1,880 square-foot Tattoo Parlor/Body Piercing Studio; project now listed as proposed with a 10/11/11 Planning Commission meeting date. Site address – 220 East Charleston Boulevard.

Map changes since the September map release:

- Project 16 New Project. Proposed Beer/Wine/Cooler on-and-off sale establishment in conjunction with a 1,255 square-foot Restaurant; project now listed as proposed with an 11/08/11 Planning Commission meeting date. Site address – 450 Fremont Street, Suite 123.
- Project 18 New Project. Proposed 528 square-foot Tattoo Parlor/Body Piercing Studio; project now listed as proposed with an 11/08/11 Planning Commission meeting date. Site address – 806 South Las Vegas Boulevard.
- Project 73 Existing Project. Addition of a 16-story Mixed-Use development including 16,000 square feet of Commercial space and 330 Residential units to an approved 12-story Mixed-Use development; project now listed as proposed with an 11/02/11 City Council meeting date. Site address – 1101 South 4th Street, 931 South Casino Center Boulevard, and 1101 South Fourth Street.
- Project 88 New Project. Proposed Temporary Parking Lot on 0.62 acres; project now listed as proposed with an 11/16/11 City Council meeting date. Site address – 208 North Las Vegas Boulevard.
- Project 90 New project. Proposed 11,981 square-foot General Retail Store and Plaza; project now listed as proposed with an 11/08/11 Planning Commission meeting date. Site address – 300 North Casino Center Boulevard.
- Project 92 New Project. Proposed 3,375 square-foot Urban Lounge with 6,900 square feet of outdoor seating; project now listed as proposed with an 11/16/11 City Council meeting date. Site address – 1218 and 1226 South Main Street.
- Project 96 New Project. Proposed 3,744 square-foot Urban Lounge with 4,466 square feet of outdoor seating; project now listed as proposed with an 11/16/11 City Council meeting date. Site address – 901 South Main Street.
- Project 97 New Project. Proposed 1,880 square-foot Tattoo Parlor/Body Piercing Studio; project now listed as proposed with an 11/16/11 City Council meeting date. Site address – 220 East Charleston Boulevard.

STAFF RECOMMENDATION

No action required.

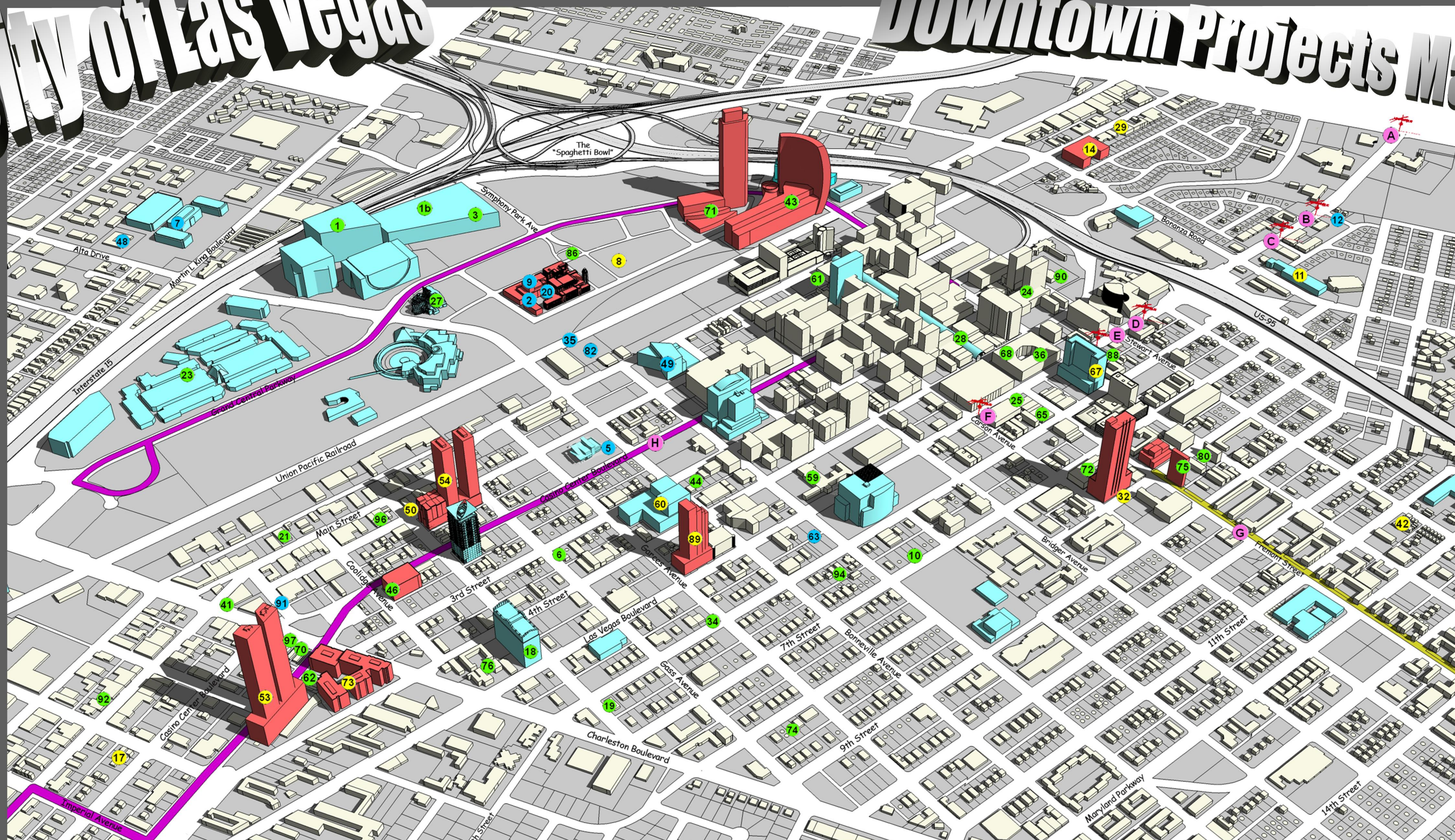
BACKUP DOCUMENTS

Map of downtown projects from September 28, 2011 HPC meeting.
Map of downtown projects for October 26, 2011 HPC meeting.

City of Las Vegas

Downtown Projects Map

SEPTEMBER 2011



**BRT
Streetscape**



Streetscapes



Signs on Sticks



**Commercial
Development**



**Residential
Development**



**Government/Public
Development**

Additional Map Information:
LIGHT BLUE buildings are recently built or points of interest, RED buildings are proposed, approved or under construction, further information is available on the backside of this map under the project label number. This map is updated continually due to development activity

Map Updated: September 15, 2011



Downtown Projects

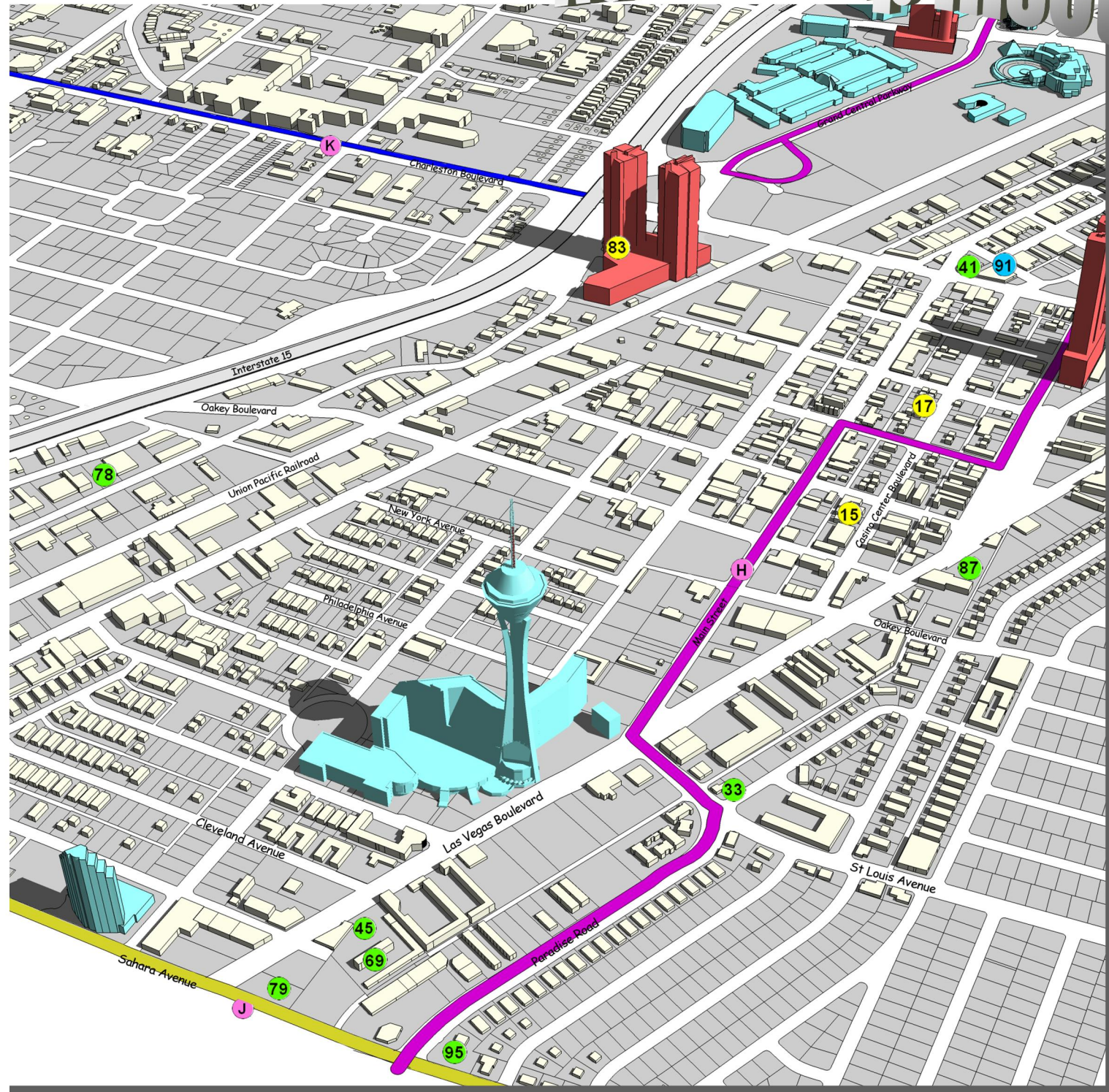
- 1 World Market Center Furniture Mart Phase III 1.2 Million SF (Completed)
- 1b World Market Center Furniture Mart 2,175 Unit Parking Structure (Completed)
- 2 5 Level, 337 space parking Structure (The Smith Center site) (Under Construction) 1/5/11 CC - 40146
- 3 World Market Center Phase IV—1.1 Million SF Wholesale/Retail (Approved)
- 4 601 Fremont – 627 Units, 2 – 35 Story Towers (Approved)
- 5 Transit Passenger Facility — (Completed)
- 6 SF Residence conversion to Wholesale Showroom - (Approved) 2/8/11 PC
- 7 3-building 390,000 SF office complex including a 1679 stall 5-story parking garage—(Under Construction) 3/4/09 CC—32826
- 8 Symphony Park (61 Acre site) – Mixed-use Development with 3,200 Residential Units (Approved)
- 9 Donald W Reynolds 60,000 SF Museum—(Under Construction) 8/26/10 PC-38854
- 10 5 Story, 120 Feet Tall, 55,132 SF Office Building (Approved) 12/01/10 CC- 39121
- 11 US Vets Addition - 110 additional units (Approved)
- 12 Neon Museum (Under Construction)
- 13 Urban Lofts – 85 Unit Residential Development (Permitting)
- 14 Verge – 296 Unit, 7 Story Building (Permitting)
- 15 54 Unit Apartment Complex — (Approved)
- 16
- 17 Mixed-use Project – 60 Unit, 60,000 SF Development (Approved)
- 18
- 19 Private Park on .58 acres - (Approved) 8/9/2011 PC-42260
- 20 The Smith Center for the Performing Arts — (Under Construction)
- 21
- 22 Commercial Development – 177,200 SF of Retail and Office (Approved)
- 23 LV Premium Outlet Mall – Expansion w/109,370 SF Retail & 2 parking garages (Completed)
- 24 Addition to Lady Luck Hotel/Casino (Permitting) 8/18/10 CC—37946
- 25 Nacho Daddy - 38251
- 26 Medical Office - 15,000 SF (Under Construction)
- 27 Cleveland Clinic Lou Ruvo Center for Brain Health – 62,616 SF of Medical Research (Completed)
- 28 Existing recreation/amusement facility/Flightlines - (Approved) 8/9/2011 PC-42259 (ADMIN)
- 29 Main Street Tower – 109 Unit, 8 Story Tower (Approved)
- 30 Commercial Development— 39,420 SF New Structure (Approved)
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- 32 Neon Heights – 352 Units, 47 Story Building (Approved)
- 33 Pawn Shop within an Existing Commercial Building (Approved) 10/19/11 CC - 42648
- 34 2 Story, 7,265 SF Office Bldg. (Approved) 3/25/10 PC—37218
- 35 Pedestrian Bridge (Approved) 6/14/11 PC - 41518
- 36 Heart Attack Grill (Approved) 9/13/11 PC - 42686**
- 37
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- 40 Allure Condos - 41 Story, 404 Units (Tower I) (Completed)
- 41 Urban Lounge – 4,930 SF (Permitting)
- 42 Mixed-use Development – 4 Stories (Approved) 4/15/09 CC APP— 33013
- 43 47 Story Hotel with Gaming, 1,600,000 SF (Approved)
- 44 8,303 SF, Two Story Office Building (Approved) 2/16/11 PC-40392
- 45 7,000 SF Indoor Gun Club/Archery Club (Approved) 11/17/10 CC - 39143
- 46 16 Story, Mixed-use Development with 16,000 SF of Commercial & 330 Multi-family Units (Approved) 9/7/11 CC-41829
- 47
- 48 Social Service Provider with 16,576 SF (Approved) 8/17/11 CC-42006
- 49 New City Hall Building - (Under Construction)
- 50 Solterra Lofts - 130 Units, 14 Stories (Approved)
- 51 Grandview Towers – 1445 Units, 20 Stories (Approved)
- 52 Shopping Center—90,595 SF (Approved) 5/19/10 CC—37470
- 53 Renzi Towers – 1011 Unit, 2 – 63 Story Towers (Approved)
- 54 Solterra Towers - 700 Units, 50 Stories (Approved)
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- 56 71 Unit, Live/Work Development, 3 Stories (Approved)
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- 59 Historic 5th Street School, Site Re-use (Completed)
- 60 juhl - 355 Unit, 15 Stories, Mixed-use project (Completed)
- 61 28,902 SF Addition to a Existing Hotel & Gaming Establishment (Approved) 10/19/11 CC - 42674
- 62 13 Story Mixed Use development— (Approved) 7/1/09 CC—33587
- 63 62,000 SF Office Building & 5 Story Parking Garage - (Approved) 8/3/11 CC - 41601
- 64
- 65 1,983 SF Tavern Limited Establishment - (Under Construction) 4/12/11 PC-41036
- 66 Tattoo/Body Piercing Studio, 1,873 SF (Approved) 6/24/10 PC—38225
- 67 Streamline Condos – 251 Units, 22 Stories (Completed)
- 68 6,002 SF Liquor Establishment/Tavern (Approved) 8/17/11 CC-41908
- 69 Restaurant Service Bar (Permitting)
- 70 Urban Lounge in a Existing Antique/Collectible Store (Approved) 4/12/11 PC - 41046
- 71 World Jewelry Center - 1.12 million SF Commercial, 98 Units, 57 Stories (Approved)
- 72 Tavern-Limited Establishment - (Approved) 5/18/11 CC - 40837
- 73 Add a 16 Story Mixed-use Development to a Approved 12 Story Mixed-use project (Proposed) 9/7/11 CC - 41600**
- 74 Home to Office Conversion - 2,485 sq ft (Approved) 4/6/11 CC - 40759
- 75 Venue of Vegas - 43,000 SF Tavern & Banquet Facility (Permitting)
- 76 4 Story, 114 room hotel with commercial— (Approved) 5/6 CC APP— 33576
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- 78 O'Rourke Office Bldg. - 7,560 SF Shop & Storage Yard (Under Construction)
- 79 2 Story, 21,000 SF Commercial Building, a 547 foot tall roof sign structure and Gaming (EOT) (Approved) 9/7/11 CC - 42606
- 80 Parking Lot (Approved) 11/19/09 PC—36294
- 81 The View – 327 Units, 1 – 25 Story Tower (Approved)
- 82 Five story, 730 space parking structure with 4,096 sq ft General Retail - (Permitting) 3/8/11 PC - 40772
- 83 Wall Street – 3,020 Units & 182,000 SF Commercial Space, 950 Foot Tower (Approved)
- 84 Duplex to Office conversion, 1,632 sq ft (Approved) 5/18/11 CC - 40492
- 85 Private School – 12,480 SF private school facility (Approved)
- 86 Private Park - (Approved) 7/12/11 PC-41033
- 87 37,611 SF Expansion to an existing SOB (Approved) 6/15/11 CC - 41038
- 88 Temporary Parking Lot (Proposed) PC-10/11/11 43012**
- 89 Garces Venture – 349 Units, 45 Story Tower w/Commercial (Approved)
- 90 General Retail Store & Plaza (Proposed) PC-10/11/11 42987**
- 91 Boulder Plaza - Agam Sculpture (Under Construction)
- 92 3,375 SF Urban Lounge & Outdoor Seating (Proposed) PC-10/11/11 43017**
- 93 Condo Towers – 14 and 17 Story Towers w/18,000 SF Commercial space (Permitting)
- 94 Office Building - 3,284 SF Professional Office (Approved)
- 95 Commercial Building – 2,956 SF (Under Construction)
- 96 3,744 SF Urban Lounge & Outdoor Seating (Proposed) PC-10/11/11 43009**
- 97 1,880 SF Tattoo & Body Piercing Studio (Proposed) PC-10/11/11 42982**
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A: Signs on Sticks - Horseshoe (9/2009)
B: Signs on Sticks - Silver Slipper (9/2009)
C: Signs on Sticks - Bow and Arrow (9/2009)
D: Signs on Sticks - Lucky Cuss (TBD)
E: Signs on Sticks - Society Cleaners (TBD)
F: Signs on Sticks - Normandie (TBD)
G: RTC - “Green Line” BRT Line (2011)
H: RTC - “Gold Line” BRT Line (2010)
J: RTC - “Sahara Avenue” BRT Line (TBD)
K: Charleston Corridor - Study Area

Not all projects listed to the left are shown on the illustrated maps. Some projects fall outside the boundaries of the maps in this document, but are still included as Downtown Projects due to their proximity to the area.

North Strip Inset



● Commercial Development

● Residential Development

● Government/Public Development

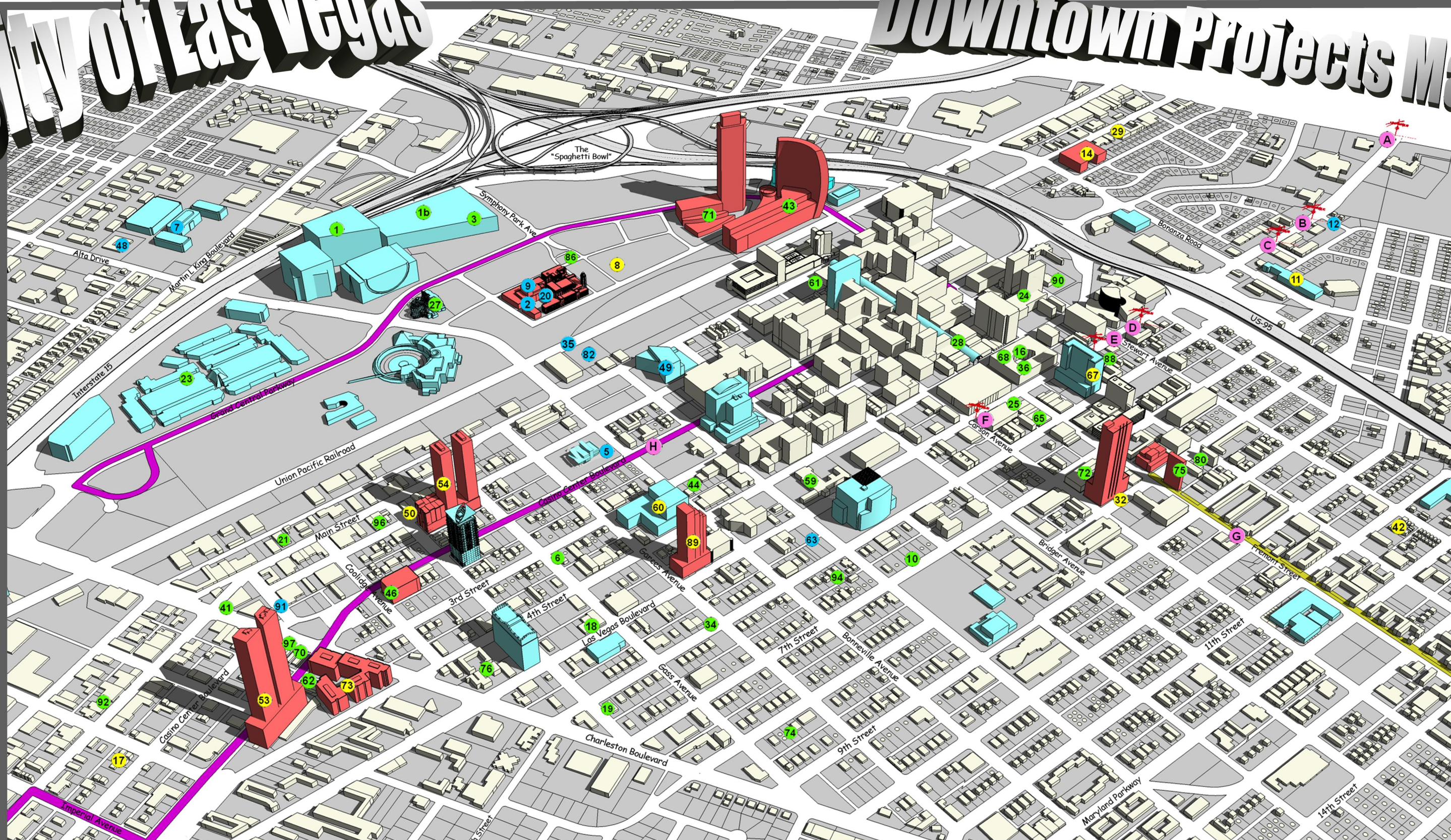
— BRT Streetscape

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City of Las Vegas

Downtown Projects Map

OCTOBER 2011



— BRT Streetscape
 — Streetscapes
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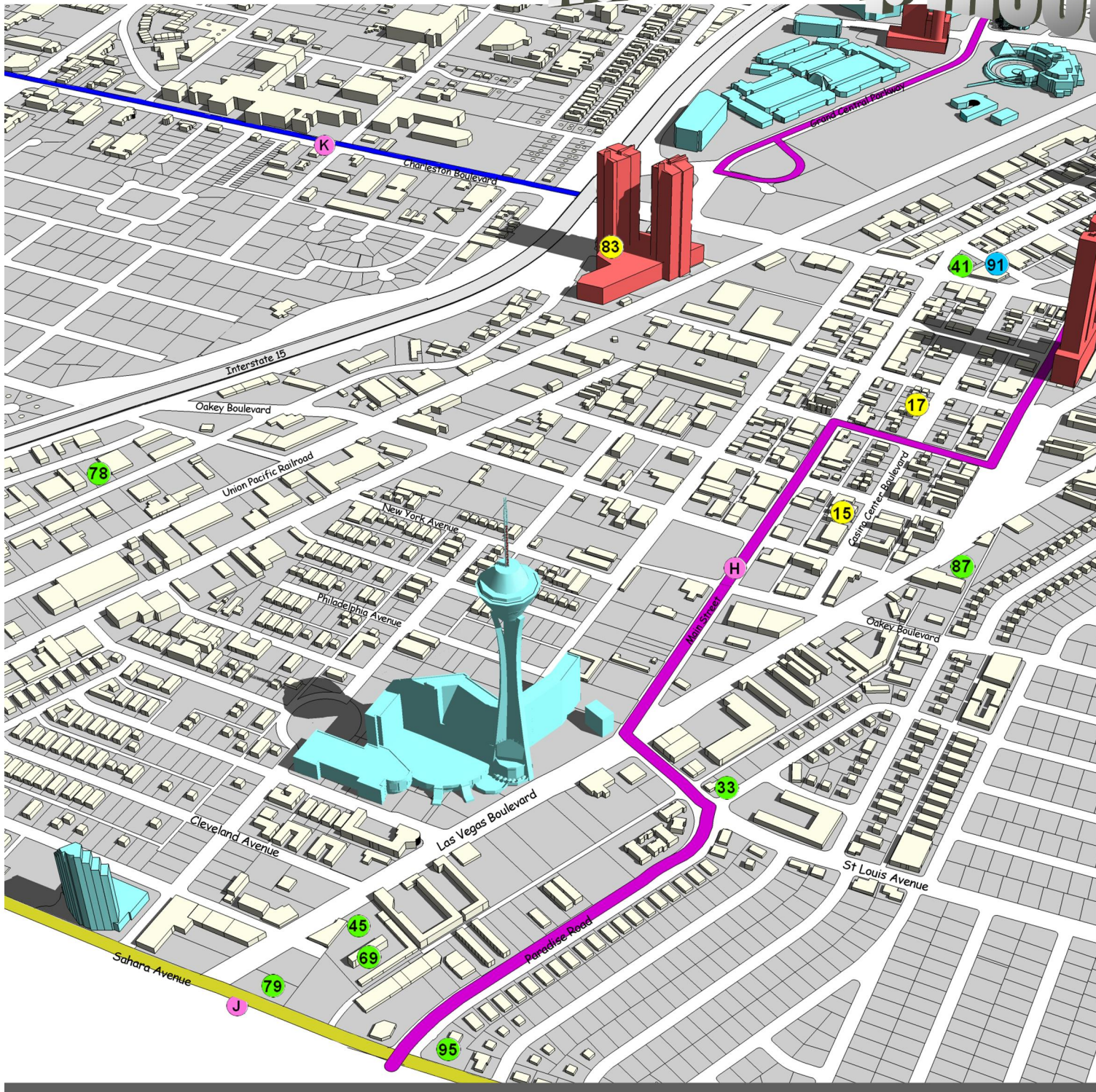
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