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March 12, 2014

Mr. Daniel Morrell
DROCK 3rd Street, LLC
21777 Hoover Road
Warren, MI 48089

**RE: SDR-52726 - SITE DEVELOPMENT PLAN REVIEW REALTED TO VAR-52727
PLANNING COMMISSION MEETING OF MARCH 11, 2014**

Dear Applicant:

Your request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT AND WAIVER OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT SCREENING FENCE STANDARD on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-V (Civic) Zone, Ward 3 (Coffin), was considered by the Planning Commission on March 11, 2014.

The Planning Commission voted to **APPROVE** of your request, subject to the following amended conditions:

Planning

1. Landscaping shall be installed at the four corners of the site 180 days after the issuance of civil permits.
2. This approval shall be void three years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16. 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 floor plan, date stamped 01/27/14 and the building elevations, date stamped 01/28/14, except as amended by conditions herein.
4. A Waiver from the Downtown Centennial Plan parking lot screening fence standards is hereby approved, to allow a six-foot tall wrought iron fence around the perimeter of the subject site.
5. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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03/13/17

FM-0073a-04-12

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

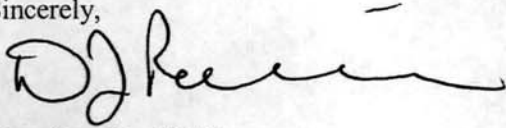
Public Works

8. Unless otherwise allowed by the City Engineer, all unimproved right-of-way shall be hard surfaced or paved from the parking lot to the sidewalk concurrent with the development of this site.
9. A Waiver from the Downtown Centennial Plan parking lot screening fence standards is hereby approved, to allow a six-foot tall wrought iron fence around the perimeter of the subject site. The applicant will work with staff on a fence design that is more aesthetically pleasing for the area.
10. Meet with the Traffic Division of the Department of Public Works to determine the final geometric design of the driveway and gated entry on Carson Avenue. Comply with the recommendation of the Traffic Division prior to approval of construction drawings for this site.
11. Unless otherwise allowed by the City Engineer, remove all unused driveways on this site and replace with new curb, gutter, and sidewalk meeting Standard Drawing #234.
12. Unless otherwise allowed by the City Engineer, submit an Encroachment Agreement for landscaping and private improvements, if any, in the Carson Avenue, Third Street, and Bridger Avenue public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right- of way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
13. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

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This action by the Planning Commission on **March 11, 2014** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **March 24, 2014**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Rankin", with a horizontal line extending from the end of the signature.

Doug Rankin, AICP
Planning Manager
Case Planning Division

DR:nl

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