



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.

3RD FLOOR

LAS VEGAS, NV 89101

702.229.6301 | VOICE

702.464.2545 | FAX

711 | TTY

December 21, 2022

Kit Barmeyer

Acquisitions Commons LLC dba Cedar Street Companies

1020 West Lawrence Avenue Suite 300

Chicago, Illinois 60640

**RE: 22-0521-ZON1, 22-0521-VAR1, 22-0521-SUP1 AND 22-0521-SDR1
CITY COUNCIL MEETING OF DECEMBER 21, 2022**

Dear Applicant:

The City Council at a regular meeting held on *December 21, 2022* voted to **APPROVE** the following Land Use Entitlement project requests on 2.28 acres at 123 West Imperial Avenue (APN 162-04-507-011), Ward 3 (Diaz).

22-0521-ZON1 - REZONING - FROM: M (INDUSTRIAL) TO: C-PB (PLANNED BUSINESS PARK)

22-0521-VAR1 - VARIANCE - TO ALLOW A 22-FOOT DRIVE AISLE WHERE 24 FEET IS THE MINIMUM REQUIRED

22-0521-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED MIXED-USE DEVELOPMENT

22-0521-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SEVEN-STORY MIXED-USE DEVELOPMENT CONSISTING OF 311 MULTI-FAMILY RESIDENTIAL UNITS AND 5,009 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS

This approval is subject to the following conditions:

22-0521-ZON1 is APPROVED with no conditions.

22-0521-VAR1 CONDITIONS

Planning

1. Approval of Rezoning (22-0521-ZON1) and conformance to the Conditions of Approval for Special Use Permit (22-0521-SUP1) and Site Development Plan Review (22-0521-SDR1) shall be required, if approved.



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2. This approval shall be void two 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 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0521-SUP1 CONDITIONS

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for Mixed-Use.
2. Approval of Rezoning (22-0521-ZON1) and conformance to the Conditions of Approval for Variance (22-0521-VAR1) and Site Development Plan Review (22-0521-SDR1) shall be required, if approved.
3. This approval shall be void two 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.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

22-0521-SDR1 CONDITIONS

Planning

1. Approval of a Rezoning (22-0521-ZON1) and approval of and conformance to the Conditions of Approval for Variance (22-0521-VAR1) and Special Use Permit (22-0521-SUP1) shall be required, if approved.
2. This approval shall be void two 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, landscape plan, and building elevations, date stamped 09/23/22, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
7. 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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.
8. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
9. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.

10. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
11. Prior to the submittal of a building permit application, the applicant shall meet with the Department of Community Development, Planning Division 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Extend the public sewer in Imperial Street from the proposed site to Casino Center Boulevard at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. Coordinate with Sanitary Sewer Engineering Section to execute a Sewer Agreement to be reimbursed for the cost of constructing the sewer extension. Contact the City Engineer's Office at 702-229-6272 to coordinate the off-site sewer design with the "Casino Center" and "Imperial Avenue" projects and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
15. 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, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian-activated flashers, and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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.

16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with the development of this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on December 22, 2022.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:nl

cc:

Andy Weber
Booth Hansen
333 South Desplaines Street Suite 100
Chicago, Illinois 60661