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cityoflasvegas  
lasvegasnevada.gov

July 14 2022

Jonathan Kermani  
Arts Corner LLC  
1620 Los Angeles Street Unit C  
Los Angeles, California 90015

**RE: 22-0290-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE - JULY 2022**

Dear Applicant:

Your Land Use Entitlement project request FOR EXTERIOR BUILDING AND ONSITE IMPROVEMENTS TO AN EXISTING 23,090 SQUARE-FOOT COMMERCIAL DEVELOPMENT on 0.50 acres at 1 East Charleston Boulevard (APN 139-33-811-016), C-2 (General Commercial) Zone, Ward 3 (Diaz), was considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

**Planning**

1. Encroachment of the proposed LED display units into the Charleston Boulevard and Main Street public rights-of-way is subject to approval of a License Agreement and is not approved as part of this Site Development Plan Review.
2. The proposed LED display units shall conform to LVMC Title 19.08.120.B regulations concerning Animated Signs Containing a Changeable Electronic Message. Approval of the plans associated with this Site Development Plan Review do not constitute approval of a building permit for the proposed LED display unit.
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 development shall be in conformance with the site plan date stamped 05/23/22, landscape plan date stamped 05/19/22 and building elevations, date stamped 05/19/22, except as amended by conditions herein.
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.
7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
8. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
10. 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.
11. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

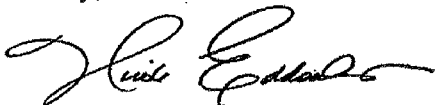
13. Remove existing landscaping and construct a minimum 10-foot wide sidewalk along Charleston Boulevard adjacent to this site meeting current Downtown Master Plan standards concurrent with development of this site, as required by the City Engineer. Encroachment of the proposed handicapped ramp and landscaping in the existing right-of-way in excess of the 10-foot sidewalk may be approved subject to a License Agreement with the City. The proposed encroachments of patio / balcony

/ stairway structures into the Main Street public right-of-way is approved subject to a License Agreement provided they are designed and constructed in a manner such that they could be removed in the future without adverse effect to the structural integrity of the building.

14. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
15. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Charleston Storm Drain – Main to Maryland" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. Submit a License Agreement for landscaping and private improvements in the Charleston Boulevard and Main Street public rights-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 within the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

This action by the Department of Planning staff July 14, 2022 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

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**July 14, 2022**

NE:ew

c.c.:

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