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September 9, 2024

Grant Garcia  
ARTHAUS IV LLC  
1300 South Casino Center Boulevard  
Las Vegas, Nevada 89104

**RE:24-0450-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT  
PLAN REVIEW**

**ADMINISTRATIVE CYCLE - SEPTEMBER 2024**

Dear Mr. Garcia,

The Department of Community Development - Planning Division has administratively APPROVED a Land Use Entitlement project request to allow a Minor Amendment to a previously approved Site Development Plan Review (23-0047-SDR1) TO ALLOW A BUILDING AND SITE RECONFIGURATION on 1.15 acres at the northeast corner of Jefferson Avenue and D Street (APN 139-27-211-024, 025, and 028 to 031), T4-MS (T4 Main Street) Zone, Ward 5 (Crear).

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

**Planning**

1. Approval and conformance to the Conditions of Approval for Site Development Plan Review (23-0047-SDR1) shall be required, if approved.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (23-0047-SDR1). No further action is needed, as this approval is extended, exercised, or expired with 23-0047-SDR1.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/29/24, except as amended by conditions herein.
4. A Pre-Entitlement Exception from Title 19.09 is hereby approved, to allow a 150-foot main building body depth where 140 feet is required.
5. A Pre-Entitlement Exception from Title 19.09 is hereby approved, to allow a 17-foot gross floor space depth where 20 feet is the minimum required.

6. A Pre-Entitlement Exception from Title 19.09 is hereby approved, to allow a 54% façade alignment along Jefferson Avenue where 60% is the minimum required.
7. 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 Building and Safety Division.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
11. A revised site plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for a building permit, to reflect the changes herein.
  - Handicapped parking spaces shall comply with federal ADA standards by providing a five-foot access aisle on both sides of the parking space.
12. An off-site parking agreement shall be submitted to and approved by the Department of Community Development and the City Attorney's Office in compliance with Title 19.18.030.
13. 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 an 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - Any non-district specific landscaping within the amenity zone areas shall be replaced with Historic Westside-specific landscaping as reflected in Title 19.09.040.

14. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
15. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development 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.
16. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development 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.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Fire & Rescue**

18. 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.

This action by the Department of Community Development staff on **September 9, 2024** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp