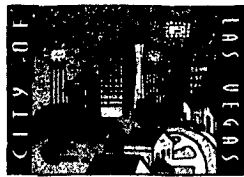


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 9, 2007

Mr. Louis Birdman
GSJV, LLC
425 North Federal Highway
Hallandale, Florida 33009

RE: SDR-24794 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Birdman:

Your Request for a Site Development Plan Review FOR A SINGLE STORY HOTEL AND HOTEL LOUNGE BAR WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETScape AND BUILD-TO-LINE STANDARDS on 0.64 acres at the northwest corner of Ogden Avenue and Las Vegas Boulevard (APNs 139-34-510-042, 032 and 033), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on November 8, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning and Development

1. Conformance to the conditions for Site Development Plan Review (SDR-24794) if approved.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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 landscape plan date stamped 10/17/07, and building elevations date stamped 10/22/07 and 10/24/07, except as amended by conditions herein.
4. A Waiver from Downtown Centennial Streetscape Standards is hereby approved to allow a five-foot amenity zone and six-foot sidewalk along Las Vegas Boulevard where a five-foot amenity zone and 10-foot sidewalk are required.
5. A Waiver from Downtown Centennial Streetscape Standards is hereby approved to allow a five-foot sidewalk and no amenity zone along Ogden Avenue where a five-foot amenity zone and 10-foot sidewalk are required.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



6. A Waiver from Downtown Centennial Build-to-Line Standards is hereby approved to allow zero percent of the first story façade aligned along the front property line where 70 percent is required.
7. A Waiver from Downtown Centennial Build-to-Line Standards is hereby approved to allow fifteen percent of the first story façade aligned along the corner side property line where 70 percent is required.
8. The applicant shall install the standard parking lot screening per the Downtown Centennial Standards (Graphic 9) along the western portion of the area designated as valet parking.
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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
10. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
11. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.

15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

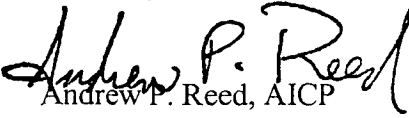
17. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard and a 10 foot radius on the northwest corner of Las Vegas Boulevard and Ogden Avenue adjacent to this site prior to the issuance of any permits.
18. Coordinate with the City Surveyor to determine whether a Merger and Re-Subdivision Map or other map is necessary; comply with the recommendations of the City Surveyor.
19. Remove all substandard public street and alley improvements, and unused driveway cuts adjacent to this site. If any, and replace with new improvements meeting current City Standards concurrent with development of this site. All new improvements shall be constructed to the Downtown Centennial Plan Standards, unless specifically allowed otherwise by conditions otherwise herein, and amended as follows: The curb line on Las Vegas Boulevard shall remain in the current location, the right-of-way behind the curb shall be hard-surfaced with tree grates and street trees placed in the five feet immediately adjacent to the curb, at locations acceptable to the City Traffic Engineer and Planning Department. A 25 foot radius (to back of curb) shall be constructed at the northwest corner of Las Vegas Boulevard and Ogden Avenue, and the curb line on Ogden Avenue may be "bumped out" at the corner to facilitate pedestrian crossing and to create a defined parking lane on the north side of Ogden Avenue adjacent to this site. Street trees or other landscaping may be installed along Ogden Avenue provided they do not interfere with sight visibility restriction zones. Coordinate with the City Traffic Engineer to finalize the design of the abutting public streets.
20. The proposed valet unloading area within the public alley shall receive specific written approval from the City Engineer prior to the submittal of any construction drawings for review or issuance of any permits for this site. However, if the public alley or any public right-of-way is not utilized for valet unloading, written approval from the City Engineer shall not be required.
21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.

Mr. Louis Birdman
SDR-24794 - Page Four
November 9, 2007

22. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
23. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located within the public rights-of-way adjacent to this site prior to occupancy of this site.
24. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended by the Flood Control Section.
25. The approval of all Public Works related improvements shown on this Site Development Plan Review is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to submittal of a Tentative Map or construction drawings, whichever may occur first. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the submittal of a Tentative Map or construction drawings, whichever may occur first.

This item will be considered by the City Council on ***December 5, 2007***, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,


Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Ms. Kristen Neuman
APTUS Architecture
1200 South Fourth Street, Suite 206
Las Vegas, Nevada 89104