

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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July 27, 2007

Mr. Mario Sanchez
4 Charleston LLC
4750 West Flamingo Road
Las Vegas, Nevada 89103

RE: SDR-22267 - SITE DEVELOPMENT PLAN REVIEW

Dear Mr. Sanchez:

Your request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 8,041 SQUARE FOOT BUILDING CONTAINING THREE URBAN LOUNGES, OFFICES AND A RESTAURANT, AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS, ALLEY IMPROVEMENTS AND UNDERGROUND UTILITY REQUIREMENTS on 0.27 acres at 4 East Charleston Boulevard (APN 162-03-110-075), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on July 26, 2007.

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

Planning and Development

1. Approval of and conformance to the conditions of approval for Special Use Permits (SUP-22264, SUP-22265, SUP-22266, SUP-22874, SUP-22875 and SUP-22876).
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 and landscape plan, date stamped 07/10/07, and building elevations, date stamped 05/29/07, except as amended by conditions herein.
4. A Waiver from the Downtown Centennial Plan [Subsection VII (D.5.e)] is hereby approved, to allow a trash enclosure to be located within the rear setback where the Plan prohibits extension of service and loading areas into any setback area.

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



5. A Waiver from the Downtown Centennial Plan [Subsection VII (D.4)] is hereby approved, to allow a six-foot sidewalk where a 10-foot sidewalk is required.
6. A Waiver from the Downtown Centennial Plan [Subsection VII (D.4)] is hereby approved, to allow 36-inch box shade trees at 22-foot intervals where a maximum of 20 feet is required.
7. Any new utility or power service line provided to the parcel shall be placed underground from the property line to the point of on-site connection or on-site service panel location, in accordance with Subsection VII (D.1.e) of the Downtown Centennial Plan. In addition, utilities and power service lines in alleys shall be located underground in accordance with Subsection VII (D.1.e) of the Downtown Centennial Plan.
8. Prior to the issuance of any building permit for vertical construction, a site plan showing all existing and proposed above-ground utility installations shall be submitted for approval by the Planning and Development Department.
9. Where the finished floor elevation of the ground floor of the building must be raised above the grade of the adjacent public sidewalk for flood control purposes, any stairs or ramps to the new finished floor elevation shall be accommodated on private property within an exterior arcade or similar architectural feature as required by the Downtown Centennial Plan, Subsection VII (D.4.d).
10. All new developments shall provide and install light fixtures, benches, trash receptacles and tree grates in place of existing fixtures in accordance with Subsection VII (D.4.a) of the Downtown Centennial Plan. Placement and spacing of light fixtures shall be as directed by Public Works.
11. Outdoor dining is subject to the standards contained in the Downtown Centennial Plan Subsection IV.B.
12. All mechanical equipment, air conditioners and trash areas shall be fully screened from street level and surrounding building views. Service areas shall be screened from pedestrian or street view, utilizing landscaping and/or architectural elements that are consistent with the design and materials of the primary building.
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 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.

14. 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.
15. Reflective glazing at the pedestrian level is prohibited. Glazing at any level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology). Reflective or tinted glass shall not exceed 60 percent of the overall enclosure of the building.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
17. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department 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.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

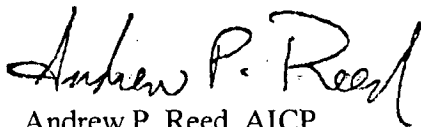
19. Coordinate with the City Surveyor regarding recordation of a Reversionary Map for this site; comply with the recommendations of the City Surveyor.
20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site on Charleston Boulevard, if any, and replace with new improvements meeting current City Downtown Centennial Design Standards concurrent with development of this site except as amended by conditions herein.
21. A Waiver from the Downtown Centennial Plan, as described in Section VII (D.1.f) is hereby approved, subject to signing a Covenant Running with Land agreement for the possible future installation of alley improvements adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of any permits.

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22. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the ITS Communication Infrastructure Phase 1B project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
23. 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.
24. Obtain an Occupancy Permit for all landscaping and private improvements, if any, in the Charleston Boulevard public right-of-way adjacent to this site.
25. 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, the issuance of any building or grading permits or the submittal of map subdividing this site, whichever may occur first. Provide and improve all drainageways as recommended.

This item will be considered by the City Council on **September 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:clb

cc: Mr. Scott Brown, AIA
2200 Paseo Verde Parkway, Suite #380
Henderson, Nevada 89052