

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



063673

August 25, 2006

Mr. Wes Isbutt  
Cornerstone, LLC  
107 East Charleston Boulevard  
Las Vegas, Nevada 89104

**RE: SDR-15035 - SITE DEVELOPMENT PLAN REVIEW**

Dear Mr. Isbutt:

Your request for a Site Development Plan Review FOR A PROPOSED 4,930 SQUARE-FOOT URBAN LOUNGE AND WAIVERS OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND BUILD-TO-LINE STANDARDS on 0.13 acres at 103-123 East Charleston Boulevard (APNs 139-34-410-046 and 139-33-811-017), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on August 24, 2006.

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-15039 and SUP - 15038) shall be required.
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. A parking lot site plan for the northwest corner of Casino Center Boulevard and Boulder Street (APN 139-34-410-045) shall be submitted and administratively approved by the Planning & Development Department prior to the issuance of a business license for the Urban Lounge.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 07/11/06 and 08/04/06, except as amended by conditions herein.
5. A Waiver from Downtown Centennial Plan Streetscape Standard is hereby approved, to allow for a five-foot wide sidewalk along Casino Center Boulevard, a five-foot wide sidewalk along Boulder Avenue and a ten-foot wide sidewalk along Charleston Boulevard where an eleven-foot wide sidewalk is required and for a one-foot wide landscape amenity area along Charleston Boulevard, a three-foot wide landscape amenity area along Casino Center Boulevard and no landscape amenity area along Boulder Avenue where a five-foot wide landscape amenity areas are required.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby



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6. A Waiver from the 70% frontage requirement for building placement is hereby approved, based on the unique design of the building along Charleston Boulevard, Boulder Avenue and Casino Center Boulevard.
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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. 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.
9. 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).
10. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
11. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

14. Coordinate with the City Engineer's Office regarding the realignment of Casino Center Boulevard prior to the issuance of any permits for this site.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to Assessor's Parcel Number 139-34-410-046, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards, unless as modified by conditions herein.

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16. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
17. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.
18. 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 drainage ways as recommended.
19. Submit an Encroachment Agreement for all landscaping, if any, located in the public rights-of-way adjacent to this site prior to the issuance of any permits.

This item will be considered by the City Council on **September 20, 2006**, 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,



John Korkosz, Planning Supervisor  
Planning and Development Department  
Current Planning Division

JK:clb

cc: Mr. J. David Ellertsen  
JAWA Studio  
107 East Charleston Boulevard  
Las Vegas, Nevada 89104