

PLANNING &  
DEVELOPMENT



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041287

December 19, 2003

Ms. Shelli Lowe  
909 Trophy Hills  
Las Vegas, Nevada 89134

**RE: ABEYANCE - RENOTIFICATION - SDR-3253 - SITE DEVELOPMENT  
PLAN REVIEW**

Dear Ms. Lowe:

Your request for a Site Development Plan Review FOR A 112 UNIT RESIDENTIAL DEVELOPMENT WITH APPROXIMATELY 4,000 SQUARE FEET OF RETAIL AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STEP BACK STANDARD AND REQUIRED SIDEWALK WIDTH on 0.68 acres adjacent to the southwest corner of Las Vegas Boulevard and Hoover Street (APN: 139-34-401-003), C-2 (General Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on December 18, 2003.

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

**Planning and Development**

1. A Special Use Permit (SUP-3352) to allow the mixed-use development in a C-2 district and a Vacation (VAC-3409) petition to allow a reduction in the Hoover Avenue right-of-way approved by City Council.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
4. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Landscape materials in the public right-of-way shall conform to the Downtown Centennial Plan standards.
5. Street lighting and sidewalk paving treatments shall be installed in conformance with the Downtown Centennial Plan standards.
6. Any property line wall shall be a decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above the finished grade, unless otherwise stipulated.

Mayor  
Oscar B. Goodman  
  
City Council  
Gary Reese  
(Mayor Pro-Tem)  
Larry Brown  
Lynette Boggs McDonald  
Lawrence Weekly  
Michael Mack  
Janet Moncrief

City Manager  
Douglas A. Selby



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 service panel location.
8. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

**Public Works**

9. An application to vacate the existing public sewer easement on this site must be approved and the Order of Vacation recorded prior to the issuance of any building or grading permits. A sanitary sewer relocation plan must be submitted to and approved by the City Engineer prior to the recordation of an Order of Vacation; comply with all recommendations of the approved plan. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior the recordation of an Order of Vacation. Also, continuous sewer service to upstream parcels shall be maintained at all times.
10. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard South adjacent to this site. Also dedicate a 10-foot radius on the southwest corner of Hoover Avenue and Las Vegas Boulevard and a 10-foot radius on the southeast corner of Hoover Avenue and Fourth Street.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan City Standards concurrent with on-site development activities.
12. 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 the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.
13. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The City shall determine area traffic mitigation contribution requirements based upon information provided in the approved Traffic Impact Analysis; such monies shall be contributed prior to the issuance of any permits for this site. The Traffic Impact Analysis

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shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

Alternatively, in lieu of a Traffic Impact Analysis, the applicant may participate in a reasonable alternative mutually acceptable to the applicant and the Department of Public Works.

15. Landscape and maintain all unimproved rights-of-way on 4<sup>th</sup> Street, Hoover Avenue, and Las Vegas Boulevard adjacent to this site.
16. Submit an Encroachment Agreement for all landscaping and private improvements located within or over the public right-of-way adjacent to this site prior to occupancy of this site.

This item will be considered by the City Council on *January 21, 2004*, 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,



Kyle C. Walton, Senior Planner  
Planning and Development Department  
Current Planning Division

KCW:clb

cc: Mr. Sam Cherry  
SOHO Lofts  
1351 West Warm Springs Road  
Henderson, Nevada 89014

Mr. Todd McBrayer  
Breslin Builders  
5525 Polaris Avenue, Suite B  
Las Vegas, Nevada 89118