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ACTING CITY MANAGER
DOUGLAS A. SELBY

August 29, 2002

Mr. Paul Kellogg
Property Holding Corporation
30 East Charleston Boulevard
Las Vegas, Nevada 89104

RE: Z-0100-64(181) - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 17, 2002

Dear Mr. Kellogg:

The City Council at a regular meeting held July 17, 2002 APPROVED the request for a Site Development Plan Review and a Waiver of the Downtown Centennial Plan Design and Landscape Requirements FOR A PROPOSED 4,787 SQUARE FOOT, ONE-STORY OFFICE BUILDING on 0.32 acres at 815 South Casino Center Boulevard (APN: 139-34-410-066), R-4 (High Density Residential) Zone under Resolution of Intent to C-2 (General Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on July 18, 2002. This approval is subject to:

Planning and Development

1. 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.
2. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
3. Prior to the submittal of a building permit, 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.
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. [Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.]
5. A landscaping plan must be submitted prior to or at the same time application is made for a building permit.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

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7. Parking lot lighting standards shall be no more than 20 feet in height and shall utilize 'shoe-box' fixtures and downward-directed lights. Wallpack lighting shall utilize 'shoe-box' fixtures and downward-directed lights on the proposed building. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19A.12.050.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City departments must be satisfied.
12. Utilities and power service lines shall be underground.
13. The site and landscape plans shall be revised and approved by Planning and Development Department staff, prior to the time application is made for a building permit, to reflect Fourth Street-style improvements, including a five-foot wide amenity zone, an 11-foot wide sidewalk, and an eight-foot wide landscape buffer, along Casino Center Boulevard. The amenity zone shall be directly adjacent to the roadway and will contain concrete tree-wells and tree-grates around the required thematic trees.
14. The amenity zone along Casino Center Boulevard shall be designed as follows: Palm trees shall be 25 feet or greater in height with 30 foot spacing preferred and a maximum of 35 foot spacing. Twenty-four inch box shade trees, in single or double rows, shall be provided alternately between palm trees to provide shade and pedestrian comfort.
15. Landscaping within the parking lot and along the property lines shall conform to that shown on the submitted landscape plan
16. The roof cornice shall be placed along all sides of the structure.
17. Tire stops shall be provided in all parking stalls, two feet from the adjacent property line.
18. This approval constitutes approval of a waiver of the Downtown Centennial Plan requirement that at least 70% of the structure be built to the property line, with no setback.

Public Works

19. Coordinate with the City Surveyor to determine whether a Reversionary Map to revert the underlying lot lines to acreage is necessary; if such reversionary map is required, it shall record prior to the issuance of any building permits for this site.
20. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. The public alley adjacent to this site is scheduled to be reconstructed by the City as part of its alley improvement project and therefore, no improvements within the alley will be required at this time.
21. 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. Parking spaces located off the public alley shall be set back sufficiently to allow a minimum of 24 feet clearance for vehicle maneuvering.
22. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the submittal of any construction drawings or 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 shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts 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 for exclusive right turn lanes and dual left turn lanes 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. 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.
23. Landscape and maintain all unimproved right-of-way on Casino Center Boulevard adjacent to this site as required by the Department of Public Works.

Mr. Paul Kellogg
Z-0100-64(181) – Page Four
August 29, 2002

24. Submit an Encroachment Agreement for all private improvements located in the Casino Center Boulevard public right-of-way adjacent to this site prior to occupancy of this site as required by the Department of Public Works.

Sincerely,



ANGELA CROLLI
DEPUTY CITY CLERK II for
BARBARA JO RONEMUS, CITY CLERK

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. Robert Draskovitch
601 South 10 Street #203
Las Vegas, Nevada 89101

Mr. Bryan Ribean
Bryan Construction, Inc.
308 South 11th Street
Las Vegas, Nevada 89101