



004707



December 26, 2000

Ms. Vickey England
Smith-England Trust, et al
2975 South Rainbow Boulevard, Suite C
Las Vegas, Nevada 89146

RE: Z-0100-64(176) - SITE DEVELOPMENT PLAN REVIEW

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
MICHAEL J. McDONALD
(MAYOR PRO-TEM)
GARY REESE
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

Dear Ms. England:

Your request for a Site Development Plan Review FOR A PROPOSED 120,330 SQUARE FOOT, 270 UNIT MIXED-USE MULTI-FAMILY RESIDENTIAL DEVELOPMENT; FOR A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETScape DESIGN AND LANDSCAPE STANDARDS; AND FOR A WAIVER OF THE OFF-STREET PARKING REQUIREMENTS on 0.70 acres located at 440 Hoover Avenue (APN: 139-34-410-141 and 163), C-2 (General Commercial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on December 21, 2000.

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

Planning and Development

1. Approval by City Council of Special Use Permit (U-0195-00) and Vacation (VAC-0037-00), and conformance to all Conditions of Approval.
2. Improvements along the Las Vegas Boulevard and Hoover Avenue site frontages shall be constructed in compliance with the applicable Downtown Las Vegas Streetscape Standards. The applicant shall work with the Redevelopment Agency, Planning and Development and Public Works staff to obtain the necessary permits from the Nevada Department of Transportation and other permitting entities as necessary. The mechanism for completing the required right-of-way improvements will be developed by the applicant and City staff in concert, and may include formation of an Improvement District or similar process for area-wide participation.

Public Works

3. A Reversionary Map shall be recorded prior to the issuance of any building or grading permits.

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TDD 702.386.9108
www.ci.las-vegas.nv.us



4. An application to vacate the existing "public sewer easement" on this site, such as VAC-0037-00, 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 and construct all required improvements necessary to relocate the existing public sewer prior the recordation of an Order of Vacation. Also, continuous sewer service to upstream parcels shall be maintained at all times.
5. 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 4th Street.
6. Remove all substandard public street improvements, alley improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with on-site development activities.
7. 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.
8. 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 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

Ms. Vickey England
Z-0100-64(176) - Page Three
December 26, 2000

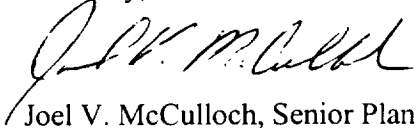
devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition 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.

9. Landscape and maintain all unimproved right-of-way on 4th Street, Hoover Avenue, and Las Vegas Boulevard adjacent to this site.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in the 4th Street, and Hoover Avenue public right-of-way adjacent to this site prior to occupancy of this site.
11. Submit an application for an Occupancy Permit for all landscaping and private improvements in the Las Vegas Boulevard public right-of-way adjacent to this site prior to the issuance of any permits.

This item will be considered by the City Council on February 7, 2001, 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,



Joel V. McCulloch, Senior Planner
Planning and Development Department
Current Planning Division

JVM:clb

cc: Mr. J. Scott Brown
Kirby Lofts, Limited Partnership
211 North Eighth Street
Las Vegas, Nevada 89146

Mr. J. Scott Brown
The Tom Hom Group
211 North Eighth Street
Las Vegas, Nevada 89146