



April 10, 2009

Mr. Yorgo Kagafas  
City of Las Vegas  
731 South 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

**RE: DIR-33801 - DIRECTOR'S BUSINESS**

Dear Mr. Kagafas:

Your request for appointment of two Planning Commission members to the Downtown Design Review Committee (DDRC), was considered by the Planning Commission on April 9, 2009.

The Planning Commission voted to appoint Commissioner Richard Truesdell and Commissioner Steven Evans.

This action by the Planning Commission on **April 9, 2009** is final. The notice of final action was filed with the City Clerk on **April 10, 2009**.

Sincerely,

Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:nl

LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL  
CITY MANAGER



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

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TTY 702.386.9108  
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April 10, 2009

Mr. Michael Crandall  
Gold Spike Holdings, LLC  
3900 Paradise Road, Ste 101  
Las Vegas, Nevada 89169

**RE: ROC-33625 - REVIEW OF CONDITION**

Dear Mr. Crandall:

Your request for a Review of Condition of an approved Site Development Plan Review (SDR-29662) TO DELETE CONDITION NUMBER 19 WHICH REQUIRES THE REMOVAL OF THE SOUTHERNMOST DRIVEWAY ALONG LAS VEGAS BOULEVARD AND TO CONSTRUCT THE NORTHERNMOST DRIVEWAY TO DOWNTOWN CENTENNIAL PLAN STANDARDS at the northwest corner of Ogden Avenue and Las Vegas Boulevard (139-34-501-013 through 015, 139-34-510-034 and 043), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on April 9, 2009.

The Planning Commission voted to hold this item in **ABEYANCE** at the request of the applicant.

This item is scheduled to be heard again at the **April 23, 2009** Planning Commission meeting which will be held at 6:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. **The Planning Commission requires that you or your representative be present at this meeting.** If you or your representative chooses not to attend, the Planning Commission may act in your absence without your input.

Sincerely,

Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:nl

cc: Mr. Michael Crandall  
Plug It Inn II, LLC  
3900 Paradise Road, Ste 101  
Las Vegas, Nevada 89169 Mr. Crandall

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Mr. Crandall  
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April 10, 2009

Mr. Michael Crandall  
The Siegel Group  
3900 Paradise Road, Ste 101  
Las Vegas, Nevada 89169

Ms. Kristen Neuman  
APTUS Architecture  
1200 S. 4th Street, Ste 206  
Las Vegas, Nevada 89104



April 10, 2009

Gateway Motel, Inc  
16041 Heritage Grove  
Riverside, California 92504

LAS VEGAS CITY COUNCIL

**RE: SDR-33576 - SITE DEVELOPMENT PLAN REVIEW**

OSCAR B. GOODMAN  
MAYOR

Dear Applicant:

GARY REESE  
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN

(INTERIM)

Your request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 45-FOOT TALL, 114-ROOM HOTEL AND 2,964 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN REQUIREMENTS TO ALLOW A ZERO-FOOT LANDSCAPE SETBACK WHERE 10 FEET IS REQUIRED on 1.23 acres adjacent to the northwest corner of Charleston Boulevard and Las Vegas Boulevard (APN 139-34-410-139 and 165), C-2 (General Commercial) Zone, Ward 3 (Reese), was considered by the Planning Commission on April 9, 2009.

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

ELIZABETH N. FRETWELL  
CITY MANAGER

**Planning and Development**



1. 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.
2. All development shall be in conformance with the site plan and landscape plan date stamped 03/16/09 and building elevations date stamped 03/10/09, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan Requirements to allow a zero-foot landscape setback where a 10-foot landscape setback is required for the parking structure adjacent to 4<sup>th</sup> Street.
4. The existing Off-Premise Advertising (Billboard) Sign shall be removed prior to issuance of building permits.
5. All signage shall adhere to the Las Vegas Boulevard Scenic Byway Signage Overlay Standards.

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6. 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.
7. 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.
8. 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).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
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. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

14. 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.
15. City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

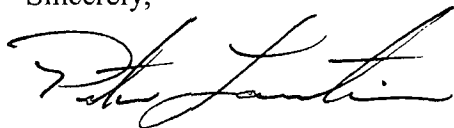
16. Coordinate with the City Surveyor to determine if a Reversionary Map or other acceptable mapping method is required; comply with the recommendations of the City Surveyor.
17. Dedicate appropriate right-of-way for a bus turnout on Charleston Boulevard per Uniform Standard Drawings 234.1 and 234.3 prior to the issuance of permits. No construction of the bus turnout is required at this time.
18. Grant a 25-foot radius Traffic Signal Control Chord Easement at the northwest corner of Las Vegas Boulevard and Charleston Boulevard prior to the issuance of any permits.
19. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site.
20. The minimum vertical clearance over the existing 20-foot wide public sewer easement shall be 20 feet. Maintain a drivable access within the easement. Alternatively, re-route the public sewer at a depth and location acceptable to the Collection System Planning Section of the Department of Public Works, provide appropriate new easements, and vacate the existing public sewer easement prior to the issuance of any building permits for this site.
21. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
22. As appropriate, submit an Encroachment Agreement to the City of Las Vegas and/or 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.

Gateway Motel, Inc.  
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23. 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 or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This item will be considered by the City Council on *May 6, 2009* at 1:00 P.M. in the City 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,



Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:nl

cc: Mr. Chris Jhavar  
P.O. Box 1129  
Cudahy, California 90201

Pat Samson  
ACE Engineering  
5195 S. Durango Drive  
Las Vegas, Nevada 89113



April 10, 2009

Mr. Mark Linehan  
Shadow Mountain Marketplace, LLC  
5330 Debbie Road, Ste. 100  
Santa Barbara, California 93111

LAS VEGAS CITY COUNCIL

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(INTERIM)

ELIZABETH N. FRETWELL  
CITY MANAGER

**RE: RQR-33583 - REQUIRED REVIEW**

Dear Mr. Linehan:

Your required Review of an approved Special Use Permit (SUP-23093) FOR A 3,270 SQUARE-FOOT MASSAGE ESTABLISHMENT WITH A WAIVER OF THE HOURS OF OPERATION LIMITATION TO ALLOW BUSINESS HOURS FROM 8:00 A.M. to 10:00 P.M. WHERE BUSINESS HOURS ARE RESTRICTED TO 8:00 A.M. to 9:00 P.M.; A WAIVER OF THE 400-FOOT MINIMUM DISTANCE SEPARATION REQUIREMENTS TO ALLOW A 67-FOOT DISTANCE SEPARATION FROM A CITY PARK; AND A WAIVER OF THE 1,000-FOOT DISTANCE SEPARATION REQUIREMENT TO ALLOW A 130-FOOT DISTANCE SEPARATION FROM ANOTHER MASSAGE ESTABLISHMENT at 6475 North Decatur Boulevard, Suite #160 and #165 (APN 125-24-811-003), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on April 9, 2009.

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

1. Conformance to the conditions for Special Use Permit (SUP-23093).
2. No temporary signs such as banners, pennants, inflatable objects, streamers, flags, or other similar attention gaining item or devices shall be displayed upon the subject property without the appropriate permits.
3. This Special Use Permit shall be placed on an agenda closest to October 17, 2011 at which time the City Council may require cessation of the use. The applicant shall be responsible for the notification costs of the review; failure to pay the City for these costs may result in termination of use.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.



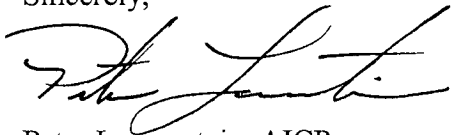
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Mr. Linehan  
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April 10, 2009

This item will be considered by the City Council on **May 6, 2009** at 1:00 P.M. in the City 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,

A handwritten signature in black ink, appearing to read "Peter Lowenstein". The signature is fluid and cursive, with a large initial "P" and "L".

Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:nl

cc: Massage Envy  
6475 N. Decatur Boulevard #110  
Las Vegas, Nevada 89131

Mr. Steve Cook  
19506 North 41st Street  
Glendale, Arizona 85308