



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Type: City Council <=>

Date of Letter: 8/4/2011

Case Number(s): SDR-41601 <=>

Subject of Notice: SDA Inc./City of Las Vegas - portion of a public right-of-way of an alley from Clark Avenue south for 150 feet <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

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File By: Meeting Date



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SCANNED

AUG - 8 2011

QC By:



August 4, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
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STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Elizabeth Fretwell
City of Las Vegas
400 Stewart Avenue
Las Vegas, Nevada 89101

RE: SDR-41601 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-41606
CITY COUNCIL MEETING OF/AUGUST 3, 2011

Dear Ms. Fretwell:

The City Council at a regular meeting held August 3, 2011, APPROVED the request for Site Development Plan Review FOR A PROPOSED 62,000 SQUARE-FOOT OFFICE BUILDING AND A FIVE STORY PARKING GARAGE WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN TO ALLOW NO FACADE ALIGNMENT ON THE GROUND FLOOR WHERE SEVENTY PERCENT IS REQUIRED, TO ALLOW NO GROUND FLOOR RETAIL FOR THE PARKING GARAGE AND TO ALLOW THE MAIN ENTRY OF THE BUILDING TO NOT BE ARTICULATED IN THE DESIGN WHERE REQUIRED on 0.92 acres at the southeast corner of Las Vegas Boulevard and Clark Avenue (APNs 139-34-710-001, 139-34-310-061, 062, 63 and 076). The Notice of Final Action was filed with the Las Vegas City Clerk on August 4, 2011. This approval is subject to:

Planning

1. Approval for Rezoning (ZON-41606) shall be required, if approved.
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
3. All development shall be in conformance with the site plan, landscape plan and building elevations, date stamped 05/12/11, except as amended by conditions herein.
4. A Waiver from Downtown Centennial Plan Section VII(A)(3)(e) is hereby approved, to allow no retail on the ground floor of a parking garage.
5. A Waiver from Downtown Centennial Plan Section VII(A)(5)(e) is hereby approved, to allow the main entrance to not be architecturally integrated into the front of the building.
6. A Waiver from Downtown Centennial Plan Section VII(A)(1)(a) is hereby approved, to allow a portion of the street elevations to not have a minimum of seventy percent alignment along the property line.

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

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7. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 05/12/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
8. Prior to occupancy, all necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
9. 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. Installed landscaping shall not impede visibility of any traffic control device.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
12. 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).
13. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
14. All utility boxes exceeding 27 cubic feet in size shall comply with the provisions of the Downtown Centennial Plan.
15. 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.
16. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning 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.

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

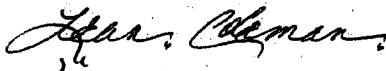
Public Works

18. A Petition of Vacation, such as VAC-41661, for the purpose of vacating the alley shall record prior to the issuance of any off-site permits for this site.
19. Remove all substandard sidewalk improvements and unused driveways adjacent to this site and replace with new improvements meeting current Downtown Centennial Standards as amended herein concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
20. Prior to the submittal of any improvement drawings, meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable connection to the existing sewer line in Clark Avenue.
21. The proposed new driveway accessing this site from Clark Avenue is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
22. Vehicles shall not be allowed to enter the site from Las Vegas Boulevard unless the applicant can demonstrate to the satisfaction of the Traffic Engineer that a design vehicle can negotiate the turn without intruding into adjacent lanes and that proper throat depth is provided.
23. The proposed security gate within the alley area must be located completely out of the public right-of-way and public access easement.
24. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Bonneville-Clark one way couplet phase 2" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
25. Landscape and maintain all unimproved rights-of-way on Clark Avenue, 6th Street and Las Vegas Boulevard South adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
26. Submit an Encroachment Agreement for all landscaping and private improvements located in the Clark Avenue, 6th Street, and Las Vegas Boulevard South public rights-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

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27. 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, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the 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. 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.
28. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Steve Biogiatti
SDA, Inc.
5655 Yosemite
Greenwood Village, Colorado 80111

Mr. Moriah Curran
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