



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 10/22/2012

Page Count: 4

Meeting Date: 10/17/2012

Meeting Type: City Council <=>

Date of Letter: 10/22/2012

Case Number(s): SDR-45945 <=>

Subject of Notice: APPLICANT: SHIPPING CONTAINERS, LLC - OWNER: 707 FREMONT, LLC - 707 Fremont Street <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acrolli

Scanned By:

SCANNED

OCT 22 2012

QC By:



October 22, 2012

LAS VEGAS
CITY COUNCIL

Mr. Todd Kessler
707 Fremont, LLC
PO Box 1570
Las Vegas, Nevada 89125

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

BOB COFFIN
BOB BEERS

RE: SDR-45945 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 17, 2012
RELATED TO SUP-45948

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Kessler:

The City Council at a regular meeting held October 17, 2012, APPROVED the request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL DEVELOPMENT AND PLAZA WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SITE PLANNING AND ARCHITECTURAL DESIGN STANDARDS on 1.29 acres at 707 Fremont Street (APN 139-34-612-005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2012. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-45948) 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 19.16. 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 06/27/12, except as amended by conditions herein.
4. 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.
5. A Waiver from Downtown Centennial Plan Section I.1(a) is hereby approved, to allow the first story façade to not align along the property line adjacent to Fremont Street, where a minimum of 70% is required.

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6. A Waiver from Downtown Centennial Plan Section 1.5(b) is hereby approved, to allow no articulated roofline and/or articulated cornice on the new buildings.
7. The fence along Fremont Street shall meet UDC Title 19.08.080 design standards for a Front Yard Wall/Fence or a Variance will be required.
8. 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. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
11. 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.
12. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate a 10-foot radius on the northeast corner of Carson Avenue and 7th Street prior to the issuance of any permits.
15. In accordance with code requirements of Title 13.56, remove and replace all substandard improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Downtown Centennial Standards concurrent with development of this site, except as amended by conditions herein. The driveway being removed and replaced on Fremont Street may be replaced per Standard Drawing #234. 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.

16. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Downtown Centennial Plan that are deferred by this action, if any, including undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
18. Proposed water features shall be designed to prevent storm water from entering the sanitary sewer collection system.
19. Submit an Encroachment Agreement for all landscaping and private improvements located in the 7th Street public right-of-way adjacent to this site prior to this issuance of permits. The installation and maintenance of all landscaping and any private improvements 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. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
20. 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, or the submittal of any construction drawings. 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.

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21. 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.

Sincerely,

A handwritten signature in cursive script that reads "Angela Crolli".

Angela Crolli
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk