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January 29, 2013

Culinary Workers Union
1630 South Commerce Street
Las Vegas, Nevada 89102

RE: SDR-47324 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 13, 2013

Dear Applicant:

The City Council at a regular meeting held January 23, 2013, APPROVED the request for a Site Development Plan Review FOR AN EXISTING 2,160 SQUARE-FOOT MODULAR OFFICE BUILDING AND WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN SETBACK AND ARCHITECTURAL DESIGN STANDARDS on 2.66 acres at 1630 South Commerce Street (APN 162-04-609-015), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 24, 2013. This approval is subject to:

Planning

1. This approval is valid for a period of three years unless an Extension of Time is approved to allow it to remain longer.
2. Approval of and conformance to the Conditions of Approval for Rezoning (Z-0126-96) shall be required, if approved.
3. 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.
4. All development shall be in conformance with the site plan and building elevations, date stamped 10/25/12, except as amended by conditions herein.
5. A Waiver from Downtown Centennial Plan Section VII.G.1 is hereby approved, to allow a corner side yard setback of 20 feet where 70 percent of the south-facing façade is required to be aligned along New York Avenue.
6. A Waiver from Downtown Centennial Plan Section VII.G.5 is hereby approved, to allow an existing building without an articulated design using arcades, awnings and canopies at the main entry where such features are required and to allow existing mechanical equipment to be visible from New York Avenue and adjacent buildings where screening is required.

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7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. 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.
11. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards, except as amended by Conditions herein or otherwise allowed by the City Engineer, prior to issuance of any permits or occupancy of any additional space, whichever occurs first.
12. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Commerce Street, New York Avenue, and Fairfield Avenue public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all 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.

Sincerely,



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

cc: Mr. Michael McDonald
Alpha Omega
840 South Rancho Drive, Suite #4-334
Las Vegas, Nevada 89106