



February 7, 2013

LAS VEGAS
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Mr. Sam Tolman
City of Las Vegas
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

RE: SDR-47550 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-47549, ZON-47547, VAC-47546 AND SUP-47551
CITY COUNCIL MEETING OF FEBRUARY 6, 2013

Dear Mr. Tolman:

The City Council at a regular meeting held February 6, 2013, APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF AN 18,964 SQUARE-FOOT SCHOOL TO A BANQUET FACILITY, GENERAL RETAIL STORE, RESTAURANT AND EXHIBIT SPACE on 2.63 acres at 330 West Washington Avenue (APNs 139-27-211-053, 058, and 061), R-3 (Medium Density Residential) Zone [PROPOSED: C-V (Civic)]. The Notice of Final Action was filed with the Las Vegas City Clerk on February 7, 2013. This approval is subject to:

Planning

1. Approval of General Plan Amendment (GPA-47549) and Rezoning (ZON-47547), and approval of and conformance to the Conditions of Approval for Vacation (VAC-47546) shall be required.
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 11/20/12, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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6. 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.
7. 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.
8. This property is listed on the Las Vegas Historic Property Register and is therefore subject to additional review by the City of Las Vegas Historic Preservation Commission per LVMC Title 19.10.150.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. A Petition of Vacation, such as VAC-47546, shall record prior to the issuance of any building permits for this site or the recordation of a map, whichever may occur first.
11. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards 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.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this facility.
13. The access gate from "D" Street shall be moved closer to the right-of-way line so as to prevent a vehicle from entering the driveway and having to back out on to "D" Street when the gate is closed.
14. A non-standard knuckle, as depicted in the approved Site Plan for the "C" Street and Adams Avenue intersection is hereby approved as a deviation from standards. Any further deviation for this site must be approved by the City Engineer.
15. There shall be no trees or vegetation over 3-feet tall allowed within the area shown as "restricted landscape area". Record a 20-ft wide Public Sewer Easement or an Intent for Public Sewer Easement if an easement is not obtainable, over the existing public sewer in this site. Alternatively, relocate/abandon the existing public sewer with a plan acceptable to the Sanitary Sewer Planning division prior to the issuance of any building permits.

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16. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "D Street Improvement Project and the Sidewalk Infill project" and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
17. All private improvements and landscaping 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.
18. A Drainage Plan and Technical Drainage Study 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 submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Melvin Green
KME Architects
6765 W. Russell Road, Ste 200
Las Vegas, Nevada 89118