



October 16, 2014

LAS VEGAS
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Mr. Theo Spyer
Harrison Properties
713 Las Vegas Blvd. South
Las Vegas, Nevada 89101

RE: SDR-55324 [PRJ-54961] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 15, 2014

Dear Mr. Spyer:

The City Council at a regular meeting held October 15, 2014 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 11,708 SQUARE-FOOT COMMERCIAL BUILDING WITH A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 0.16 acres at 725, 729 and 731 South Las Vegas Boulevard (APN 139-34-410-176), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on October 16, 2014. This approval is subject to:

Planning

1. 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.
2. Approval from the DDRC-ARC is required for proposed signage prior to submitting for sign permits.
3. All proposed signage must comply with the Scenic Byway Overlay District development standards outlined in Title 19.10.160.
4. All development shall be in conformance with the site plan and building elevations, date stamped 08/12/14, except as amended by conditions herein.
5. A Waiver from Las Vegas Downtown Centennial Plan Architectural Design standards is hereby approved, to allow rooftops with contrasting colors and a non-continuous articulated roofline.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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8. 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.
 9. 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.
 10. 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.
 11. Per the Downtown Centennial Plan threshold document any streetscape not implemented due to existing conditions will require a covenant running with the land to obtain property owners consent for future improvements.
 12. ~~All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.~~
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Public Works

13. Dedicate an additional 5 feet of right-of-way on Las Vegas Boulevard for a total half-street width of 45 feet where such does not exist adjacent to this site prior to the issuance of any permits. This condition shall not be imposed where it can be demonstrated that an existing building will conflict with the new dedication.
14. In accordance with code requirements of Title 13.56, remove all substandard public street improvements and unused driveway cuts, including all sidewalk ramps adjacent to this site, and replace with new improvements meeting current Downtown Centennial Standards concurrent with development of this site, except as amended herein. 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.
15. Landscape and maintain all unimproved right-of-way 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.

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16. Submit an Encroachment Agreement for landscaping and private improvements in the Las Vegas Boulevard public right-of-way, if any, prior to the 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. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
 17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Las Vegas Boulevard Improvement Project" and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
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18. 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,



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

cc: Ms. Lora Dreja
Law Office of Jay Brown
520 South 4th Street
Las Vegas, Nevada 89101