



November 20, 2014

LAS VEGAS
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ELIZABETH N. FRETWELL
CITY MANAGER

Leah Property LLC
801 Madison Avenue, 4th Floor
New York, New York 10065

RE: SDR-55716 [PRJ-55636] - SITE DEVELOPMENT PLAN REVIEW RELATED
TO SUP-55715
CITY COUNCIL MEETING OF NOVEMBER 19, 2014

Dear Applicant:

The City Council at a regular meeting held November 19, 2014 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 17-STORY MIXED-USE DEVELOPMENT, INCLUDING 34,500 SQUARE FEET OF COMMERCIAL SPACE AND 281 MULTI-FAMILY RESIDENTIAL UNITS on 0.64 acres at the northeast corner of Casino Center Boulevard and Coolidge Avenue (APNs 139-34-410-056 through 059), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2014. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-55715) 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 color and materials board, date stamped 08/21/14 and site plan, landscape plan, building elevations and floor plans, date stamped 09/02/14, except as amended by conditions herein.
4. 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 09/02/14. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
5. 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.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. All utilities shall comply with the provisions of the Las Vegas Downtown Centennial Plan.
9. All mechanical equipment shall be screened from public right-of-way view.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

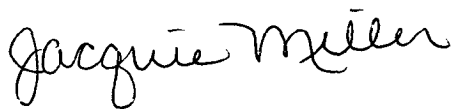
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current Las Vegas Downtown Centennial Plan Standards concurrent with development of this site, except as amended by Conditions of Approval herein.
12. Landscape and maintain all unimproved rights-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.
13. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future undergrounding of all existing overhead utility lines adjacent to this site not placed underground per requirements of the Downtown Centennial Plan. 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.
14. Prior to the issuance of any permits, coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to determine an appropriate location to connect to city sewer.
15. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.

16. Submit an Encroachment Agreement for landscaping and private improvements in the Casino Center Boulevard and Coolidge Avenue public rights-of-way that are not maintained by the City 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 (229-4836).
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Coolidge Beautification Project", the "Downtown Dual Arm Streetlight Conversion Project" and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. 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.

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19. 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,

A handwritten signature in cursive script that reads "Jacquie Miller".

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

cc: Mr. Barnet Liberman
421 Hudson Street
New York, New York 10014

Ms. Kristen Goodell
1200 South 4th Street, Suite 206
Las Vegas, Nevada 89104