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/city of las vegas

August 20, 2015

Mr. Bill Arent
City of Las Vegas Redevelopment Office
495 South Main Street, 6th Floor
Las Vegas, Nevada 89101

**RE: SDR-59556 [PRJ-59454] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 19, 2015**

Dear Mr. Arent:

The City Council at a regular meeting held on August 19, 2015 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 26,600 SQUARE-FOOT GOVERNMENT FACILITY (COURTHOUSE) WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN BUILD-TO LINE, PARKING LOT SCREENING AND LANDSCAPING, AND ARCHITECTURAL DESIGN STANDARDS on 0.56 acres at the southeast corner of Clark Avenue and 4th Street (APN 139-34-303-002), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-59454].

The approval is subject to the following conditions:

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. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/02/15, except as amended by conditions herein.
3. A Waiver from Downtown Centennial Plan Section VII.A.1 is hereby approved, to allow 25 percent of the proposed building to align along Clark Avenue where 70 percent is required.
4. A Waiver from Downtown Centennial Plan Section VII.A.3h is hereby approved, to allow no landscaping in the parking lot where one shade tree per six uncovered spaces and 240 square feet of landscaped surface area is required.
5. A Waiver from Downtown Centennial Plan Section VII.A.5a is hereby approved, to allow a gold-clad cupola atop the building where highly reflective materials on the roof are not allowed.

6. A Waiver from Downtown Centennial Plan Section VII.A.5d is hereby approved, to allow no arcades, awnings or canopies at the ground level where such are required for buildings.
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. Prior to issuance of a building permit, the applicant shall obtain and submit to the Department of Planning an approval letter from a waste management company that allows curb-side refuse pickup.
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. Installed landscaping shall not impede visibility of any traffic control device.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

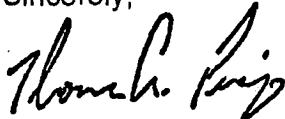
12. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
13. Remove all substandard alley improvements concurrent with the 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.
14. Landscape and maintain all unimproved rights-of-way, if any, 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.
15. Coordinate with the Transportation Engineering Division of the Department of Public Works to determine the gating and driveway design requirement on 4th Street. Comply with the recommendation of the Transportation Engineering Division.

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16. Coordinate with both the Parking and Enforcement Division (702-229-6432) of the Department of Economic Urban Development and the Traffic Division of the Department of Public Works (702-229-6327) to determine requirements for removing public parking stalls along Clark Avenue and Fourth Street, if any, prior to the issuance of permits for this site. Comply with the recommendations of the Parking and Enforcement Division and the Traffic Division.
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "FY13 Dual Arm Streetlight Conversion Phase 1" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. This site shall connect to the 10-inch sewer line in Fourth Street.
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.
20. 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 drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 20, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Frank Pankratz
LV Land Company, LLC
9755 West Charleston Boulevard
Las Vegas, Nevada 89117