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September 17, 2015

Mr. Flipp Chebotarev
Stratorise South LLC
9075 West Diablo Drive, 3rd Floor
Las Vegas, Nevada 89148

**RE: SDR-59933 [PRJ-59247] - SPECIAL USE PERMIT RELATED TO
SUP-59934
CITY COUNCIL MEETING OF SEPTEMBER 16, 2015**

Dear Mr. Chebotarev:

The City Council at a regular meeting held on September 16, 2015 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 22-STORY MIXED-USE DEVELOPMENT CONSISTING OF 232 CONDOMINIUM UNITS AND 8,000 SQUARE FEET OF RETAIL SPACE on 0.69 acres at 1801 South Las Vegas Boulevard (APN 162-03-310-006), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-59247].

This approval is subject to the following conditions:

Planning

1. Approval of a Special Use Permit (SUP-59934) to allow a 245-foot tall Mixed-Use development on the subject site within the 200-foot limit stipulated for this site in the McCarran Airport Protection Overlay.
2. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
3. All development shall be in conformance with the site plan date stamped 07/21/15 and building elevations, date stamped 06/25/15, except as amended by conditions herein.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning and Development Department 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.
5. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC&R's.
6. Landscaping and a permanent underground sprinkler system shall be installed and permanently maintained in a satisfactory manner for required landscaping. No turf shall be permitted in landscape areas or amenity zones in this development. Failure to properly maintain required landscaping and the underground sprinkler system shall be cause for revocation of a business license.

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7. All mechanical equipment, air conditioners and trash areas shall be fully screened from view of Las Vegas Boulevard.
8. Wall pack lighting on the building shall utilize 'shoe-box' fixtures and downward-directed lights. All lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent residential properties.
9. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance of 22% (as defined by the National Institute of Standards and Technology).
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of Municipal Code Section 19.12.050.
11. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
12. 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.
13. All signage shall be in conformance with the requirements of Title 19.14 and the Las Vegas Boulevard Scenic Byway Overlay District.

14. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

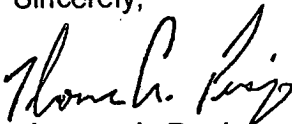
15. Prior to the issuance of any building permits, grant a 10-foot Roadway Corridor Easement, Public Sewer Easement and Public Drainage Easement (to be privately maintained) adjacent to Las Vegas Boulevard South.
16. Remove all substandard public improvements (sidewalk) and unused driveway cuts adjacent 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.
17. Concurrent with development, construct a relief sewer either in Las Vegas Boulevard or in the alley from Oakey Boulevard to the south edge of this development at a size, depth, and location acceptable to the Sanitary Sewer Planning section of the Department of Public Works.
18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Las Vegas Boulevard Improvements - Stewart Avenue to Sahara Avenue" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
19. 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.
20. Submit an Encroachment Agreement for landscaping and private improvements in the Las Vegas Boulevard public right-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. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).

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21. 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, whichever may occur first. 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. 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.
22. 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 September 17, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning



TAP:clb

cc: Mr. George Garcia
G.C. Garcia, Inc.
1055 Whitney Ranch, Suite #210
Henderson, Nevada 89014