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May 19, 2016

Mr. Derek Stevens
DRock 3rd Street, LLC
21777 Hoover Road
Warren, Michigan 48089

**RE: SDR-63111 [PRJ-62980] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 18, 2016**

Dear Mr. Stevens:

The City Council at a regular meeting held on May 18, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED PERMANENT PARKING LOT WITH VALET PARKING ONLY AT AN EXISTING COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN, STREETScape AND PERMANENT PARKING LOT DESIGN AND SCREENING STANDARDS on 2.76 acres at 200 South 3rd Street (APN 139-34-210-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-62980].

This 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. Conformance to the approved Conditions of Approval for Site Development Plan Reviews (SDR-52726, SDR-54173, SDR-56539) and Special Use Permit (SUP-56540) as previously amended.
3. All development shall be in conformance with the site plan and building elevations date stamped 03/15/16 and landscape plan, date stamped 03/28/16, except as amended by conditions herein.
4. A separate Site Development Plan Review is required for the proposed office building and platform extension prior to the issuance of building permits for these structures.



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5. A Waiver from Downtown Centennial Plan Section VII.F.1 is hereby approved, to allow zero percent of the office building façade to be aligned to the 3rd Street property line where at least 70 percent frontage at the property line is required.
6. A Waiver from Downtown Centennial Plan Section VII.F.3 is hereby approved, to allow a six-foot tall black wrought iron screen fence where a 42-inch green ornamental wrought iron parking lot screen fence is required.
7. A Waiver from Downtown Centennial Plan Section VII.F.4 is hereby approved, to allow a five-foot sidewalk and no trees within the amenity zone where a 10-foot sidewalk and 36-inch box shade trees within the amenity zone along 3rd Street are required.
8. A Waiver from Downtown Centennial Plan Section VII.F.4 is hereby approved, to allow a five-foot sidewalk and the existing trees within the amenity zone where a 10-foot sidewalk and 36-inch box shade trees spaced 15-20 feet apart within the amenity zone along Bridger Avenue are required.
9. A Waiver from Downtown Centennial Plan Section VII.F.4 is hereby approved, to allow a five-foot sidewalk where a 10-foot sidewalk along Casino Center Boulevard is required.
10. A Waiver from Downtown Centennial Plan Section VII.F.4 is hereby approved, to allow a five-foot sidewalk where a 10-foot sidewalk along Carson Avenue is required.
11. A Waiver from Downtown Centennial Plan Section VII.F.5b is hereby approved, to allow no cornice or articulated roofline for the proposed enclosed events support building where such is required.
12. Prior to issuance of a building permit, the applicant shall obtain and submit to the Department of Planning a letter describing how trash will be stored onsite and removed from this location.
13. All new signage shall be reviewed and approved by the Downtown Design Review Committee in accordance with the applicable requirements of Title 19.10.100(D) through separate application prior to the issuance of building permits for signage.
14. 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.

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15. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

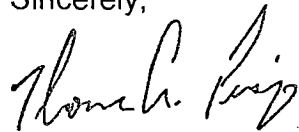
17. Dedicate a 10-foot radius on the southeast corner of Carson Avenue and Casino Center Boulevard, the southwest corner of Carson Avenue and Third Street, the northeast corner of Third Street and Bridger Avenue and the northeast corner of Casino Center Boulevard and Bridger Avenue prior to the issuance of any permits.
18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Downtown Pedestrian and Bicycle improvements 3rd Street – Hoover Avenue to Fremont Street" project, the "Downtown Pedestrian and Bicycle improvements – Carson Avenue" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
19. Submit an Encroachment Agreement for landscaping and private improvements in the 3rd Street, Carson Avenue, Casino Center Boulevard, and Bridger Avenue public rights-of-way, if any, 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 applicant and any successors in interest to the property and assigns pursuant to the terms 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).
20. 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, whichever may occur first. Provide and improve all drainage ways as recommended.

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21. Site development to comply with all applicable conditions of approval for SDR-52726, SDR-52802 and all other applicable site-related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Chris Fenton
Gensler of Nevada
3883 Howard Hughes Parkway, Suite #650
Las Vegas, Nevada 89119