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June 16, 2016

Mr. Jared Bonnell
1337 RE GROUP LLC
11771 Kingsland Avenue
Las Vegas, Nevada 89123

**RE: SDR-63986 [PRJ-63949] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 15, 2016**

Dear Mr. Bonnell:

The City Council at a regular meeting held on June 15, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 7,030 SQUARE-FOOT COMMERCIAL BUILDING WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT AND ARCHITECTURAL DESIGN REQUIREMENTS on 0.40 acres at 251 East Charleston Boulevard (APN 139-34-410-257), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-63949].

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. All development shall be in conformance with the site plan date stamped 04/26/16, building elevations date stamped 04/20/16, wall and fence elevations date stamped 03/24/16, except as amended by conditions herein.
3. A Waiver from Las Vegas Downtown Centennial Plan Architectural Design standards is hereby approved, to allow no arcades, awnings, canopies and other shade devices.
4. A Waiver from Las Vegas Downtown Centennial Plan Parking Lot Design standards is hereby approved, to allow one shade tree where three shade trees are required.
5. 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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

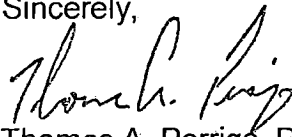
11. Grant a 5-foot Public Pedestrian Access Easement along Charleston Boulevard adjacent to this site prior to the issuance of permits for this site.
12. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveways adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with 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.
13. Contact the Sanitary Sewer Planning Section of the Department of Public Works at 702-229-2179 to determine an acceptable point of connection to sanitary sewer system. Comply with the recommendations of the Sanitary Sewer Planning Section.
14. Landscape and maintain all unimproved rights-of-way on Casino Center Boulevard, Charleston Boulevard and Third Street 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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15. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of off-site improvements on Charleston Boulevard per requirements of the Downtown Centennial Plan that are deferred by this action including undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. 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.
16. Submit an Encroachment Agreement for landscaping and private improvements in the Casino Center Boulevard and Third Street public rights-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 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 (229-4836).
17. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements in the Charleston Boulevard public right-of-way, if any, adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Downtown Pedestrian Improvements 3rd Street, Charleston Boulevard to Fremont Street" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
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.

The Notice of Final Action was filed with the Las Vegas City Clerk on June 16, 2016.

Sincerely,



Thomas A. Perrigo, Director
Department of Planning

TAP:clb