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/city of las vegas

July 21, 2016

Las Vegas ICE, LLC
5655 South Yosemite Street, Suite #301
Greenwood Village, Colorado 80111

**RE: SDR-64218 [PRJ-63847] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 20, 2016**

Dear Applicant:

The City Council at a regular meeting held on July 20, 2016 **APPROVED** a request for a Major Amendment of an approved Site Development Plan Review (SDR-41601) FOR A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS TO REMOVE REQUIRED PALM TREES AND REPLACE WITH SHRUBS OR SHADE TREES AT AN APPROVED OFFICE DEVELOPMENT on 1.01 acres at 501 South Las Vegas Boulevard (APN 139-34-301-011), Ward 3 (Coffin) [PRJ-63847].

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 and landscape plan, date stamped 04/12/16, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan Section VII.A.4 (Office Core Streetscape Standards) is hereby approved, to allow no palm trees along Las Vegas Boulevard where four 25-foot tall Deglet-Noor date palm trees are required.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

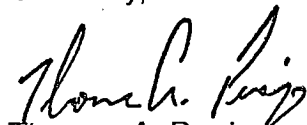
6. A revised technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Las Vegas Boulevard Beautification – Stewart Avenue to Sahara Avenue" capital improvement project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
9. Site development to comply with all applicable conditions of approval for SDR-55201 and all other applicable site-related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2016.

Sincerely,



Thomas A. Perrigo

Director
Department of Planning

TAP:clb

cc: Mr. James Chaddick
James Chaddick & Associates, LLC
7246 Laramie Avenue, Suite B
Las Vegas, Nevada 89113