



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

November 17, 2016

Mr. Kevin Plencner
321 S. Casino Center Boulevard, Suite #100
Las Vegas, Nevada 89101

**RE: ABEYANCE - SITE DEVELOPMENT PLAN REVIEW - SDR-65288
[PRJ-64602] - PUBLIC HEARING RELATED TO SUP-65287
CITY COUNCIL MEETING OF NOVEMBER 16, 2016**

Dear Mr. Plencner:

The City Council at a regular meeting held on November 16, 2016 **APPROVED** a request for a Site Development Plan Review FOR A 14-STORY MIXED-USE DEVELOPMENT INCLUDING 33,396 SQUARE FEET OF COMMERCIAL SPACE AND 458 RESIDENTIAL UNITS WITH WAIVERS OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL STANDARDS on 1.25 acres at the southwest corner of Casino Center Boulevard and Hoover Avenue (APNs 139-34-410-032 through 038), R-4 (High Density Residential) and C-2 (General Commercial) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Coffin) [PRJ-64602].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-65287) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site, landscape plan, and floor plans date stamped 06/21/16, and building elevations date stamped 11/15/16 except as amended by conditions herein.
4. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 shall be used on ground floors in all pedestrian-oriented areas.

5. Service areas (including storage, special equipment, maintenance, trash dumpsters and loading areas) shall be screened from pedestrian or street view with elements that contribute to the aesthetic expression of the building.
6. All service and loading areas shall be positioned so service vehicles will not disrupt traffic flow to or from the site or within parking lots. No service, storage, maintenance or loading area may extend into a setback area.
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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
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. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: Deglet-Noor Date Palms or similar type palms 25 feet tall and spaced at 30-foot increments along Casino Center Boulevard; and 36-inch box shade trees at 15 to 20 feet intervals along Hoover Avenue and Coolidge Avenue.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
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. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

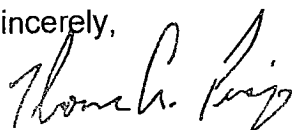
16. Dedicate a 10-foot radius on the southwest corner of Hoover Avenue and Casino Center Boulevard and the northwest corner of Casino Center Boulevard and Coolidge Avenue prior to the issuance of any permits. Coordinate with the Right-of-Way Section of the Department of Public Works for assistance in preparing the appropriate documents.
17. Remove all substandard public street improvements and unused driveway cuts, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
18. Landscape and maintain all unimproved right-of-way 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.
19. Extend Public sewer in Coolidge Avenue or Hoover Avenue to the west edge of this site concurrent with on-site development activities.
20. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Downtown Pedestrian and Bicycle Improvements – Coolidge Avenue" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

Mr. Kevin Plencner
SDR-65288 [PRJ-64602] - Page Four
November 17, 2016

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 November 17, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: 900-932 Casino Center LLC
1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181