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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

September 22, 2016

Mr. Addison Thom
Big Block Partners LLC
353 E. Bonneville Avenue, Suite #121
Las Vegas, Nevada 89101

**RE: SDR-65369 [PRJ-65227] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-65718
CITY COUNCIL MEETING OF SEPTEMBER 21, 2016**

Dear Mr. Thom:

The City Council at a regular meeting held on September 21, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT, INCLUDING 1,110 SQUARE FEET OF COMMERCIAL SPACE AND 48 MULTI-FAMILY RESIDENTIAL UNITS, WITH A WAIVER OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.69 acres at the northeast corner of Charleston Boulevard and 3rd Street (APNs 139-34-410-093 through 096), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-65227].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-65718) shall be required, if approved.
2. The previously approved Site Development Plan Review (SDR-61050) shall be expunged.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, building elevations and floor plans, date stamped 07/13/16, except as amended by conditions herein.

5. A Waiver from the Downtown Centennial Plan Architectural Design Standards is hereby approved, to allow no canopies or awnings at the pedestrian level.
6. All service and loading areas shall be positioned so service vehicles will not disrupt traffic flow to or from the site. Verify with Republic Services the route to be taken for trash pickup.
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 for the main structure.
10. 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.
11. 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.
12. 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:
 - a. Provide 36-inch box (Southern Live Oak, Shoestring Acacia, African Sumac, Ash or Pistache or other drought tolerant shade trees as approved by staff as a primary landscape element) or other acceptable shade trees at 15-20-foot intervals in the amenity zones along Charleston Boulevard and 3rd Street adjacent to this site in conformance with the Downtown Centennial Plan.
 - b. Provide benches, trash receptacles, tree grates and associated amenities as required by the Downtown Centennial Plan.

13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

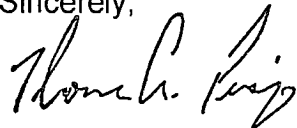
14. Dedicate a 10-foot radius on the southeast corner of 3rd Street and Coolidge Avenue prior to the issuance of any permits.
15. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site, except as amended by conditions herein and as otherwise allowed by the City Engineer.
16. If the proposed entry gates are to be electrically opened and closed, the gates may be placed immediately behind the street right-of-way line (i.e., on the private property side of where the sidewalk is located). If the entry gate is to be manually opened and closed, the gates shall be set back a sufficient distance (a minimum of 18 feet) to allow a vehicle to pull completely out of the public street right-of-way before parking to manually operate the gate; alternatively the gates shall remain open during regular business hours. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way.
17. 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" project, 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.
18. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility.
19. All private improvements and landscaping 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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20. Submit an Encroachment Agreement for landscaping and private improvements in the 3rd Street and Coolidge 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 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).
21. 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 September 22, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. David Almany
Almany Architecture
2520 St. Rose Parkway, Suite #119
Henderson, Nevada 89074