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/city of las vegas

September 22, 2016

Mr. Jared Bonnell
1337 RE GROUP, LLC
11771 Kingsland Avenue
Las Vegas, Nevada 89138

**RE: SDR-65423 [PRJ-65299] – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 21, 2016**

Dear Mr. Bonnell:

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, 18,657 SQUARE-FOOT OFFICE AND RESTAURANT BUILDING WITH A WAIVER OF DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND PARKING LOT LANDSCAPING REQUIREMENTS on 0.56 acres at the northwest corner of Charleston Boulevard and Casino Center Boulevard (APN 139-34-410-047), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-65299].

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, landscape plan, and building elevations, date stamped 06/27/16 except as amended by conditions herein.
3. A Waiver from Downtown Centennial Plan streetscape requirements to allow a five-foot sidewalk and no amenity zone along Art Way where a ten-foot sidewalk and five-foot amenity zone is required; and to allow eight street trees along Charleston Boulevard where 14 street trees are required.

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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. Mechanical equipment and trash enclosures shall be screened per Downtown Centennial Plan standards.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. Where the parking lot faces a public street, a 42-inch high decorative fence shall be provided to screen the parking lot from the right-of-way. The design of the screen fence shall be in conformance with the specifications described in Graphic 10 of the Downtown Centennial Plan.
8. 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 indicate that the minimum street tree size is 36-inch box and spaced 20 feet on-center.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

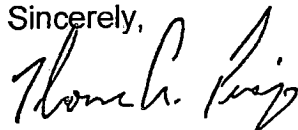
12. Grant a Pedestrian Access Easement for any sidewalk located outside of the public right-of-way prior to the issuance of any permits.
13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site, except as amended by conditions herein.
14. Relocate the existing Sanitary Sewer line at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works and vacate the Public Sewer Easement reserved by documents 20061208:05096 and 20060623:00739 concurrent with on-site development activities. Alternatively, revise the site layout so that no landscaping over 3 feet tall and no structures of any kind are within the existing Public Sewer Easements reserved by documents 20061208:05096 and 20060623:00739. If relocating existing public sewer lines, new Public Sewer Easements must be granted prior to issuance of construction permits or the vacation of existing public easements.
15. Landscape and maintain all unimproved right-of-way, if any, 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.
16. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements, if any, in the Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
17. Sign and record a Covenant Running with Land agreement for the possible future installation and/or relocation of half-street improvements in accordance with Downtown Centennial Standards for all improvements not required to be constructed at this time as a result of the requested Waiver. Such Covenant Running with Land agreement shall record prior to the issuance of any permits or the recordation of a map for this site, whichever may occur first.

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18. Submit an Encroachment Agreement for landscaping, private improvements, and parking spaces in the Casino Center Boulevard, Charleston Boulevard, and Art way public rights-of-way prior to the 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).
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 September 22, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb