



February 16, 2017

Mr. Lanny D. Love
3250 Spring Mountain Trust
1147 South Las Vegas Boulevard
Las Vegas, Nevada 89104

**LAS VEGAS
CITY COUNCIL**

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Mayor

Steven D. Ross
Mayor Pro Tem

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City Manager

**RE: SDR-67942 [PRJ-67640] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF FEBRUARY 15, 2017**

Dear Mr. Love:

The City Council at a regular meeting held on February 15, 2017 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED SINGLE-STORY, 8,660 SQUARE-FOOT BUILDING WITH A WAIVER OF DOWNTOWN CENTENNIAL PLAN SETBACK AND STREETSCAPE STANDARDS on 1.09 acres at the northeast corner of Park Paseo and Las Vegas Boulevard (APN 162-03-112-021), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-67640].

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 and landscape plan date stamped 01/30/17, and building elevations, date stamped 11/28/16, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan is hereby approved, to allow a five-foot wide sidewalk and five-foot amenity zone along Park Paseo where a 10-foot sidewalk and five-foot amenity zone are required.
4. A Waiver from the Downtown Centennial Plan is hereby approved, to allow zero percent of the proposed building to front along the west property line where 70 percent of the first story façade shall align along the front property line.
5. All new signage shall meet Downtown Centennial Plan and Las Vegas Boulevard Scenic Byway requirements or be approved by the Downtown Design Review Committee prior to installation of such signage.

CITY HALL
495 S. MAIN ST
LAS VEGAS, NV 89101
702 229 6011
TTY 711



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- 6 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.
- 7 These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
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 include the following change from the conceptual landscape plan:
 - a. The five-foot amenity zone along Las Vegas Boulevard shall contain 25-foot brown trunk height date palms at 30-foot increments within tree grates.
 - b. The five-foot amenity zone along Park Paseo shall contain 36-inch box drought tolerant shade trees no greater than 20 feet on center within tree grates
- 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

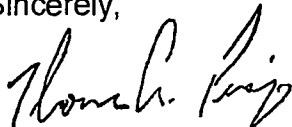
- 12 Where buildings do not currently exist, dedicate an additional 10 feet of right-of-way on Las Vegas Boulevard and a 25-foot radius at the northeast corner of Las Vegas Boulevard and Park Paseo prior to the issuance of any permits as required by the Department of Public Works.

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13. Correct all Americans with Disabilities Act (ADA) deficiencies and substandard improvements on the sidewalks 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. The driveway on Las Vegas Boulevard South shall comply with Standard Drawing #222
14. 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
15. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Las Vegas Boulevard Beautification, Stewart to Sahara" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. 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 February 16, 2017

Sincerely,



Thomas A Perrigo¹²
Director
Department of Planning

TAP PL clb

cc: Mr. Bradley Mayer
Argentum Partners
6077 South Fort Apache Road, Suite #130
Las Vegas, Nevada 89148