



April 20, 2017

**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

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

Ilan Gorodezi, Manager
1201 S. Las Vegas Blvd., LLC
9201 Wilshire Boulevard, Suite #202
Beverly Hills, California 90210

**RE: SDR-68404 [PRJ-68241] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-68403
CITY COUNCIL MEETING OF APRIL 19, 2017**

Dear Mr. Gorodezi,

The City Council at a regular meeting held on April 19, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 15-STORY MIXED-USE DEVELOPMENT CONSISTING OF 370 RESIDENTIAL UNITS AND 16,060 SQUARE FEET OF RETAIL SPACE on 3.63 acres at 1213 and 1215 South Las Vegas Boulevard and 516 Park Paseo (APNs 162-03-112-022, 028, 029 and 033), C-1 (Limited Commercial) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial) Zone], Ward 3 (Coffin) [PRJ-68241]

This approval is subject to the following conditions:

Planning

1. There shall be a no right turn sign placed upon all access points from Park Paseo
2. Twenty-foot tall trees shall be installed along the eastern property line of the subject site. Spacing of the trees shall comply with the Southern Nevada Regional Planning Coalition Recommended Best Practices for Urban Street Trees in Southern Nevada.
3. Trash room two as depicted on the floor plan shall not open to the eastern property line.
4. 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.

DEVELOPMENT
SERVICES CENTER
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702 229 6301
702 474 0352 | FAX
TTY 711



5. All development shall be in conformance with the site and landscape plans date stamped 01/19/17, and building elevations date stamped 12/29/16, except as amended by conditions herein.
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. 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.
9. 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.
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. 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.
12. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
13. 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.

Ilan Gorodezi, Manager
1201 S. Las Vegas Blvd., LLC
SDR-68404 [PRJ-68241] - Page Three
April 20, 2017

- 14 All signage shall be in conformance with the requirements of Title 19.14 and the Las Vegas Boulevard Scenic Byway Overlay District
- 15 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

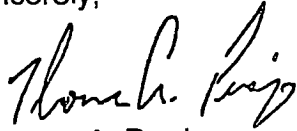
16. All egress movements from this site on to Park Paseo shall be limited to left turns only and no right turn signs shall be installed for the egress movements of the driveways on Park Paseo
- 17 No construction traffic shall be allowed on Park Paseo east of this site or any of the adjacent residential streets
18. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk and the proposed driveways 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. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
19. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp
- 20 Prior to the submittal of construction drawings, coordinate the design and construction of a relief sewer line with the Sanitary Sewer Section of the Department of Public Works. This relief sewer line shall be constructed concurrently with development of this site
21. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Las Vegas Boulevard, Stewart to Sahara" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
22. 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.

23. Submit a License Agreement for landscaping and private improvements in the Las Vegas Boulevard public right-of-way, if any, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 within the public right-of-way at the applicant's expense pursuant to the terms of the City's License 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
24. 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.
25. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Ilan Gorodezi, Manager
1201 S. Las Vegas Blvd., LLC
SDR-68404 [PRJ-68241] - Page Five
April 20, 2017

The Notice of Final Action was filed with the Las Vegas City Clerk on April 20, 2017.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas A. Perrigo".

Thomas A. Perrigo
Director
Department of Planning

TAP:PL:nl

cc:

Mr. Kevin Welch
EV&A Architects
900 S. Pavillion Center, Suite #180
Las Vegas, Nevada 89144

Naty Saidoff, Manager
Capital Foresight Golf & Fitness, LLC
9201 Wilshire Boulevard, Suite #202
Beverly Hills, California 90210