



March 16, 2017

**LAS VEGAS
CITY COUNCIL**

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Mayor

Steven D. Ross
Mayor Pro Tem

Lois Tarkanian
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Bob Beers

Elizabeth N. Fretwell
City Manager

Mr. Kamran Fouladbakhsh
Proview Series 31, LLC
1115 South Casino Center Boulevard, Suite #3
Las Vegas, Nevada 89104

**RE: SDR-68409 [PRJ-68176] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MARCH 15, 2017**

Dear Mr. Fouladbakhsh:

The City Council at a regular meeting held on March 15, 2017 voted to **APPROVE** a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-62361) FOR A PROPOSED FIVE-STORY MIXED-USE DEVELOPMENT WITH A WAIVER TO ALLOW A UTILITY STRUCTURES IN THE PUBLIC RIGHT-OF-WAY on 0.25 acres on the east side of 4th Street, approximately 125 feet north of Garces Avenue (APN 139-34-311-137), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-68176].

This approval is subject to the following conditions:

Planning

- 1 Conformance to the Conditions of Approval for Site Development Plan Review (SDR-62361), except as amended herein.
- 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 plan, landscape plan, building elevations, date stamped 01/26/17 and floor plan, date stamped 01/31/17, except as amended by conditions herein.
- 4 A Waiver from Section VII.A.1 of the Downtown Centennial Plan is hereby approved, to allow above-ground utilities in the right-of-way where not allowed along the street frontage.
- 5 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.

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011
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Mr Kamran Fouladbakhsh
Proview Series 31, LLC
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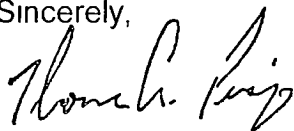
- 6 These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
- 7 A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application 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.
- 8 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-62361) and all other applicable site-related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 16, 2017.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP PL clb