



August 17, 2017

Mr. Philip Brohn
Integral Partners Park Place - Las Vegas, LLC
299 Park Avenue, 42nd Floor
New York, New York 10171

**RE: SDR-70652 [PRJ-70537] – SITE DEVELOPMENT PLAN REVIEW RELATED TO
ZON-70650
CITY COUNCIL MEETING OF AUGUST 16, 2017**

Dear Mr. Brohn

The City Council at a regular meeting held on August 16, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 146,494 SQUARE-FOOT COMMERCIAL RECREATION/AMUSEMENT (INDOOR AND OUTDOOR) DEVELOPMENT WITH WAIVERS TO ALLOW A BUILDING TO NOT BE ORIENTED TO THE CORNER AND STREET FRONTAGES WHERE SUCH IS REQUIRED, A NON-COHERENT BUILDING DESIGN WITH NO CHANGES IN WALL PLANE OR COLOR, AND LARGE WINDOWLESS AREAS on 21.03 acres at the southwest corner of Sirius Avenue and Rancho Drive (APNs 162-08-418-002 and 003), C-1 (Limited Commercial) Zone [PROPOSED C-2 (General Commercial)] and M (Industrial) Zone, Ward 1 (Tarkanian) [PRJ-70537]

Planning

- 1 Approval of a Rezoning (ZON-70650) shall be required, if approved
- 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 date stamped 05/23/17, landscape plan date stamped 06/13/17, and building elevations, date stamped 05/23/17 and 06/13/17, except as amended by conditions herein

Las Vegas City Council

Carolyn G. Goodman Mayor

Lois Tarkanian Mayor Pro Tem | Rick V. Barlow | Stavros S. Anthony | Bob Coffin | Steven G. Seroka | Michele Fiore

Office of the City Manager

Scott D. Adams City Manager

DEPARTMENT OF PLANNING

Development Services Center | 333 N. Rancho Drive | 3rd Floor | Las Vegas, NV 89106 | 702.229.6301 | FAX 702.474.0352 | TTY 7-1-1

LAS VEGAS ONE PDA 601

- 4 A Waiver from Title 19.08 040(B) is hereby approved, to allow a box-like, monolithic building form with no changes in massing or façade articulation or variation in rooflines where such is required
- 5 A Waiver from 19 08 040(B)(6) is hereby approved, to allow the proposed building to be set back from minimum setback lines and oriented away from the corner and street frontages where such is required
- 6 An Exception from Title 19 08.110(C)(12) is hereby approved, to allow 17 parking lot trees where 204 trees are required
- 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 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 Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits
- 11 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
- 12 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

13. In accordance with code requirements of Title 13.56, remove all substandard improvements, if any, and replace with new improvements meeting Current City Standards 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

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14. Prior to the issuance of any building permits, record an Interlocal Agreement between the City of Las Vegas and the Clark County Water Reclamation District (CCWRD) for provision of public sewer service
15. Prior to the issuance of any building permits, provide documentation to the Department of Building and Safety that sewer connection fees have been paid to the CCWRD
16. Contact the CCWRD for requirements to improve, abandon, and/or relocate any existing onsite or offsite sewer in conflict with the proposed project. Provide documentation to the Department of Building and Safety showing compliance prior to the issuance of any building permits
17. Prior to the issuance of any building permits, vacate any CCWRD easements that may conflict with the proposed development. Grant new easements to the satisfaction of the CCWRD or provide documentation stating the CCWRD has no issue with the proposed development and any existing easements
18. Landscape and maintain all unimproved rights-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.
19. Submit a License Agreement for landscaping and private improvements in the Rancho Drive, Sirius Avenue and Desert Inn Road public rights-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 (702-229-4836)
20. 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

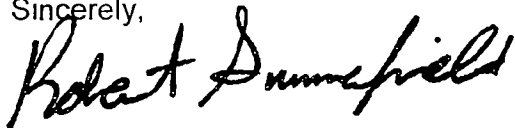
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recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201 1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site 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.

- 21 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2017.

Sincerely,



Robert Summerfield, AICP~~®~~
Acting Director
Department of Planning

RTS PL:clb

cc Mr. Philip Brohn
Fisher Brothers
299 Park Avenue, 42nd Floor
New York, New York 10171

Ms. Jennifer Lazovich
Keampfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135