



**LAS VEGAS
CITY COUNCIL**

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City Manager

November 16, 2017

Mr. Kamran Fouladbakhsh
Proview Series 32, LLC
203 N. 9th Street
Las Vegas, Nevada 89101

**RE: SDR-71507 [PRJ-71398] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 15, 2017**

Dear Mr. Fouladbakhsh:

The City Council at a regular meeting held on November 15, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR PROPOSED FACADE IMPROVEMENTS AND 8,275 SQUARE-FOOT ADDITION TO AN EXISTING 5,800 SQUARE-FOOT COMMERCIAL BUILDING WITH A 4,500 SQUARE-FOOT OUTDOOR PATIO AREA on 0.48 acres located on the northeast corner of Imperial Avenue and Main Street (APN 162-03-105-008), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-71398]

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 building elevations, date stamped 08/24/17, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver

**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106

702 229 6301 | VOICE
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6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Dedicate an addition 5 feet of right-of-way adjacent to this site on Main Street prior to issuance of permits for this site.
9. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting Current Downtown standards concurrent with development of this site, except as amended by conditions herein. 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.
10. 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.
11. Per Title 19.02.090, no privately maintained sewer grease, sand, or oil separator cleanout may be constructed in the public right-of-way.
12. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Main Street One-way Couplet" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
13. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.

14. Submit a License Agreement for landscaping and private improvements in the Main Street and Imperial Avenue 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 (229-4836).
15. 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. 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. Rideshare pick up and drop off locations must be approved by the Department of Public Works and such locations shall be shown on the approved construction drawings for this site.
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 November 16, 2017

Sincerely,



Peter Lowenstein, AICP
Acting Director
Department of Planning

PL:RTS:clb