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CITY COUNCIL**

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**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING
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cityoflasvegas
lasvegasnevada.gov

January 4, 2018

Mr. Joe Woody
IKE DTLV Real Estate N 1 LLC
107 North 7th Street, 3rd Floor
Las Vegas, Nevada 89101

**RE: SDR-71728 [PRJ-71638] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 3, 2018**

Dear Mr. Woody,

The City Council at a regular meeting held on January 3, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED PERMANENT PARKING LOT WITH A WAIVER OF REQUIRED INTERIOR PARKING LOT LANDSCAPING on 0.33 acres at 211 North 7th Street (APN 139-34-512-028), C-2 (General Commercial) Zone, Ward 5 (Barlow) [PRJ-71638].

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 wall/fence elevations, date stamped 09/26/17, except as amended by conditions herein.
3. A Waiver from The Downtown Centennial Plan interior parking lot landscaping development standards is hereby approved, to allow no interior parking lot landscaping where surface parking lots must provide a minimum of one shade tree for every six uncovered spaces in landscaped islands and/or on the perimeter of the lot. In addition, a minimum of ten square feet of landscaped surface area must be provided for each parking space.

4. 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
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
6. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver.
7. 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
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

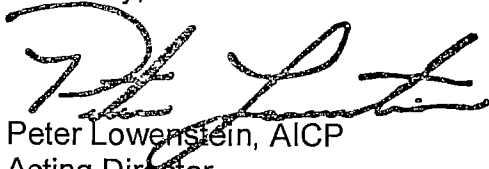
Public Works

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. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the 7th Street Complete Street project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer

12. Submit a License Agreement for landscaping and private improvements in the 7th Street 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).
13. 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 January 4, 2018.

Sincerely,



Peter Lowenstein, AICP
Acting Director
Department of Planning


PL:RTS.nl.clb

cc Mr. Mike Nolan
IKE Gaming, Inc.
600 East Fremont Street
Las Vegas, Nevada 89146

Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146