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September 6, 2018

Mr. Eric Young
Bridalveil, LLC
2601 West Dunlop Avenue, Suite #10
Phoenix, Arizona 85021

**RE: SDR-73885 [PRJ-73655] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 5, 2018**

Dear Mr. Young:

The City Council at a regular meeting held on September 5, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A 3,692 SQUARE-FOOT WEDDING CHAPEL WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY DEVELOPMENT STANDARDS PERTAINING TO ARCHITECTURAL DESIGN, CORNER SIDE YARD SETBACK AND TO ALLOW A SIX-FOOT TALL FRONT YARD WALL WHERE FIVE FEET IS THE MAXIMUM ALLOWED AND TO ALLOW A 11-FOOT PERIMETER WALL WHERE EIGHT FEET IS THE MAXIMUM ALLOWED on 0.24 acres at 827 South Las Vegas Boulevard (APN 139-34-410-171), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-73655].

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, landscape plan, and building elevations, date stamped 08/01/18, except as amended by conditions herein.
3. A Waiver from Downtown Las Vegas Overlay architectural design development standards is hereby approved, to allow no arcades, awnings or canopies on the ground level of the development.
4. A Waiver from Downtown Las Vegas Overlay setback development standards is hereby approved, to allow the proposed structure to align with 60 percent of the corner yard property line where 70 percent is the minimum allowed.
5. A Waiver from Downtown Las Vegas Overlay development standards is hereby approved, to allow a six-foot tall front yard wall where five feet is the maximum allowed and to allow a 11-foot perimeter wall where eight feet is the maximum allowed.
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. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver.
10. 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.
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. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard adjacent to this site and dedicate a 10-foot radius on the northeast corner of Las Vegas Boulevard South and Hoover Avenue prior to the issuance of any permits.
14. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Las Vegas Boulevard South and Hoover Avenue 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.
15. 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.

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16. Submit a License Agreement for landscaping and private improvements in the Las Vegas Boulevard South and Hoover Avenue 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).
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the City of Las Vegas Capital Projects Management "Las Vegas Boulevard Improvement Project, Stewart Avenue to Sahara Avenue" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. 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, 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 September 6, 2018.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Barrett Powley
Encompass Studio
241 West Charleston Boulevard, Suite #155
Las Vegas, Nevada 89102

Mr. Greg Borgel
Fennemore Craig
300 South Fourth Street
Las Vegas, Nevada 89101