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DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

October 18, 2018

Mr. Jonathan Kermani
1025 Main Street, LLC
1620 South Los Angeles Street, Suite C
Los Angeles, California 90015

**RE: SDR-74032 [PRJ-73937] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 17, 2018**

Dear Mr. Kermani:

The City Council at a regular meeting held on October 17, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 38,656 SQUARE-FOOT, FOUR-STORY, 76-UNIT HOTEL DEVELOPMENT WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY SETBACK, STREETScape, ARCHITECTURAL DESIGN, PARKING LOT SCREENING AND INTERIOR PARKING LOT LANDSCAPING STANDARDS AND TO ALLOW 22 PARKING SPACES WHERE 76 PARKING SPACES ARE REQUIRED on 0.80 acres at the north side of Coolidge Avenue between Main Street and 1st Street (APNs 139-33-811-028 and 139-34-410-009), C-M (Commercial/Industrial) Zone, Ward 3 (Coffin) [PRJ-73937].

This approval is subject to the following conditions:

Planning

1. Revised plans shall be submitted to the Department of Planning prior to the submittal of building permits depicting the full right-of-way dedication on Main Street.
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, and building elevations, date stamped 08/15/18, except as amended by conditions herein.
4. 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.
5. A Waiver from Downtown Las Vegas Overlay architectural design development standards is hereby approved, to allow no mechanical equipment screening from the street level where such is required.

6. A Waiver from Downtown Las Vegas Overlay streetscape development standards is hereby approved, to allow a two-foot wide sidewalk and zero-foot wide amenity zone along a portion of Coolidge Avenue where a ten-foot sidewalk and five-foot amenity zone are required.
7. A Waiver from Downtown Las Vegas Overlay parking lot screening development standards is hereby approved, to allow no parking lot screening fence adjacent to the permanent parking lot where such is required.
8. A Waiver from Downtown Las Vegas Overlay parking lot landscaping development standards is hereby approved, to allow 216 square feet of landscaping surface area adjacent to the permanent parking lot where 220 square feet is the minimum required.
9. A Waiver from Downtown Las Vegas Overlay setback development standards is hereby approved, to allow zero percent of the proposed structure to align with front and corner yard property lines where 70 percent is the minimum allowed.
10. A Waiver from Downtown Las Vegas Overlay parking development standards is hereby approved, to allow 22 parking spaces where 76 parking spaces are required.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. 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.
14. 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.

15. 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.
16. Provide benches, trash receptacles, tree grates and associated amenities as required by the Downtown Las Vegas Overlay development standards.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

18. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Main Street and dedicate a 10-foot radius on both the northeast corner of Main Street and Coolidge Avenue and the northwest corner of Coolidge Avenue and First Street prior to the issuance of any permits.
19. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways and replace with new improvements meeting current City Standards concurrent with development of this site. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks, if any, on Main Street, First Street, and Coolidge Avenue adjacent to this site concurrent with on-site development activities. New improvements in the area required to be dedicate shall match improvements constructed by the City on Main Street unless otherwise allowed by the City Engineer. 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.
20. Concurrent with development, this site shall construct public sewer in Coolidge Avenue from the large diameter interceptor in Casino Center Boulevard to this site. Alternatively, meet with the Sanitary Sewer Planning Section of the Department of Public Works (702-229-6541) to discuss an alternate sewer connection location which has the capacity to handle the proposed development.
21. Contact the City Engineer's Office at 702-229-6739 to coordinate the development of this project with the "Coolidge Avenue Main Street to Fourth Street" project and the "Main/Commerce One Way Couplet" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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22. Landscape and maintain all unimproved rights-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.
23. 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 October 18, 2018.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICP ^{PA}
Director
Department of Planning

RTS:PL:clb

cc: Ms. Anna Olin
Z Life at 1025 Main Street LLC
76 Spectrum Boulevard
Las Vegas, Nevada 89101

Ms. Anna Olin
3960 West Point Loma Boulevard, Suite H 365
San Diego, California 92110