



**LAS VEGAS
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**DEVELOPMENT
SERVICES CENTER**

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cityoflasvegas
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June 20, 2019

Mr. Afshin Rahim
E.A.E. Property, LLC
8440 West Lake Mead Boulevard, Suite #100
Las Vegas, Nevada 89128

**RE: SDR-76101 [PRJ-75677] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 19, 2019**

Dear Mr. Rahim:

The City Council at a regular meeting held on June 19, 2019 voted to **APPROVE** a request for a Site Development Plan Review TO INCREASE THE NUMBER OF RESIDENTIAL UNITS FROM TWO TO FIVE FOR AN EXISTING TWO UNIT, TWO-STORY MIXED-USE DEVELOPMENT on 0.17 acres at 1228 South Casino Center Boulevard (APN 162-03-110-063), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75677].

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 plans, floor plans and building elevations, date stamped 04/04/19, 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 Las Vegas Overlay, unless approved by a separate Waiver.
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. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
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 adjacent to this site, if any, and replace with new improvements meeting Downtown Masterplan Plan 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. Submit a License Agreement for private improvements (canopy) in the Casino Center Boulevard and Colorado Avenue public rights-of-way prior to the issuance of permits for this site. 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).

The Notice of Final Action was filed with the Las Vegas City Clerk on June 20, 2019.

Sincerely,



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

RTS:PL:clb

cc: Mr. Lou Bautista
1452 West Horizon Ridge Parkway
Henderson, Nevada 89014