



**LAS VEGAS
CITY COUNCIL**

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**DEVELOPMENT
SERVICES CENTER**

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LAS VEGAS, NV 89106
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cityoflasvegas
lasvegasnevada.gov

July 3, 2019

Mr. Michael Pergolini
T-UPR II LLC
c/o Plaza Executives Offices
1 Main Street
Las Vegas, Nevada 89106

**RE: SDR-76220 [PRJ-76138] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-76219
CITY COUNCIL MEETING OF JULY 3, 2019**

Dear Mr. Pergolini:

The City Council at a regular meeting held on July 3, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) [EVENT CENTER] WITH WAIVERS OF THE INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 5.99 acres at 222, 310, 324 and 432 South Main Street (APNs 139-34-201-003, 007 and 016; 139-34-101-009), C-M (Commercial/Industrial) and M (Industrial) Zones, Ward 5 (Crear) [PRJ-76138].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76219) shall be required, if approved.
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 04/08/19, except as amended by conditions herein.

4. All waste and debris resulting from events shall be removed on a daily basis.
5. Unpaved parking lots shall be subject to applicable requirements of the Clark County Department of Air Quality or its successor.
6. A Waiver from Title 19, Appendix F is hereby approved, to allow a chain link fence with no landscaping where an ornamental screen fence and landscaping shall be incorporated for a parking lot that faces a public street.
7. A Waiver from Title 19, Appendix F is hereby approved, to allow an unpaved parking lot where off-street parking lots shall be paved.
8. A Waiver from Title 19, Appendix F is hereby approved, to allow no bumpers or tire stops where such are required for parking stalls heading into a sidewalk, landscaped area, street, or alley.
9. A Waiver from Title 19, Appendix F is hereby approved, to allow no interior or perimeter landscaping where surface parking lots shall provide a minimum of one, 15-gallon sized shade tree for every six parking spaces with four, 1-gallon sized shrubs per tree in landscaped islands and/or on the perimeter of the lot; a minimum of ten square feet of landscaped surface area must be provided for each parking space in addition to interior and perimeter landscaping as required by staff for an event center.
10. 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 for each event.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. Approval from the City of Las Vegas Fire Department Special Event Staff shall be required prior to each event.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Mr. Michael Pergolini
T-UPR II LLC
c/o Plaza Executives Offices
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The Notice of Final Action was filed with the Las Vegas City Clerk on July 3, 2019.

Sincerely,

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

Robert Summerfield, AICP ~~2~~
Director
Department of Planning

RTS:PL:clb

cc: Ms. Linnea Mitchell
Plaza Hotel and Casino
c/o Plaza Executives Offices
1 Main Street
Las Vegas, Nevada 89106

Ms. Lora Dreja
Brown, Brown & Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101