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cityoflasvegas
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August 22, 2019

Mr. Daniel Riceberg
BDR Cascadia, LLC
756 South Broadway, Suite #1101
Los Angeles, California 90014

**RE: SDR-76593 [PRJ-76507] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAC-76744
CITY COUNCIL MEETING OF AUGUST 21, 2019**

Dear Mr. Riceberg:

The City Council at a regular meeting held on August 21, 2019 voted to **APPROVE** a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-70269) FOR A PROPOSED BUILDING HEIGHT DECREASE FROM 15 TO 13 STORIES, AN INCREASE IN MULTI-FAMILY RESIDENTIAL UNITS FROM 193 TO 219, A DECREASE OF COMMERCIAL SPACE FROM 28,817 SQUARE FEET TO 15,996 SQUARE FEET, AN ADDITION OF 27,195 SQUARE FEET OF OFFICE SPACE AND 3,488 SQUARE FEET OF RESTAURANT SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS FOR A PROPOSED MIXED USE DEVELOPMENT on 1.05 acres at the northwest corner of Lewis Avenue and Maryland Parkway (APNs 139-34-712-099, 100, 101 and 120), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-76507].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Vacation (VAC-76744) shall be required, if approved.
2. Conformance to the Conditions of Approval for Variances (VAR-70265 and VAR-70264) and Site Development Plan Review (SDR-70269), except where amended herein.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/20/19, except as amended by conditions herein.

5. A Waiver from Appendix F Interim Downtown Las Vegas Area 2 development standards is hereby approved, to allow to allow 246 parking spaces where 396 are required.
6. A Waiver from Appendix F Interim Downtown Las Vegas Area 2 development standards is hereby approved, to allow to allow a three-foot side yard setback where 10 feet is required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. All utility or mechanical equipment shall comply with the provisions of Appendix F Interim Downtown Las Vegas Area 2 development standards, unless approved by a separate Waiver.
11. 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.
12. 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.
13. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.

14. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. A Petition of Vacation, such as (VAC-76744), shall record to eliminate right-of-way in conflict with the proposed building shall record after the start of construction. Additionally, the dedication of the relocated alley shall also coincide with the beginning of onsite construction.
18. Dedicate a 10-foot radius the northeast corner of 11th Street and Lewis Avenue and a 10-foot radius at the northwest corner of Maryland Parkway and Lewis Avenue prior to the issuance of any permits as required by the Department of Public Works.
19. Remove all substandard public street improvements and unused driveway cuts on Maryland Parkway, 11th Street, and Lewis Avenue adjacent to this site 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. A geotechnical soils report, to determine the condition of the adjacent pavement, shall be submitted concurrent with the submittal of off-site construction drawings for the site and shall be approved prior to the issuance of any offsite permits.
20. All private improvements and landscaping 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.

21. Submit a License Agreement for landscaping and private improvements in the Maryland Parkway, Lewis Avenue, and 11th Street public rights-of-way 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).
22. Prior to the submittal of any civil improvement drawings, meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable connection point to the public sewer interceptors in Clark Avenue.
23. One onsite parking spot shall be designated as a pick up and drop off spot for Transportation Service Providers (TSP). No parking is allowed within alley right-of-way or Public Roadway Easements on this site. The final geometry of the relocated alley shall accommodate minimum turning radii for a SU-30 design vehicle.
24. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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25. 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 August 22, 2019.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP²
Deputy Director
Department of Planning

PL:clb

cc: Mr. Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135