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SERVICES CENTER**

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



cityoflasvegas
lasvegasnevada.gov

August 22, 2019

Mr. Susan Hitch
634 North Main Street, LLC
1 Fremont Street
Las Vegas, Nevada 89101

**RE: SDR-76600 [PRJ-76561] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-76598 AND ZON-76599
CITY COUNCIL MEETING OF AUGUST 21, 2019**

Dear Ms. Hitch:

The City Council at a regular meeting held on August 21, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 62,976 SQUARE-FOOT WAREHOUSE DEVELOPMENT AND 10,000 SQUARE-FOOT SHADE STRUCTURE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 2.60 acres at the northeast corner of Bonanza Road and Main Street (APNs Multiple), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)], Ward 5 (Crear) [PRJ-76561].

This approval is subject to the following conditions:

Planning

1. Operations shall not take place between the hours of 11:00pm and 7:00am.
2. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-76598) and Rezoning (ZON-76599) shall be required, if approved.
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 08/19/19, except as amended by conditions herein.
5. A Waiver from Appendix F Interim Downtown Las Vegas Development Standards is hereby approved to address deviations as indicated in the staff report.
6. An Exception from Title 19.08.040 is hereby approved to address deviations as indicated in the staff report.
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 the Appendix F Downtown Las Vegas 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

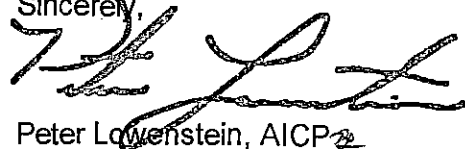
14. Prior to the issuance of any permits, dedicate the appropriate right-of-way for a total 45-foot wide half street dedication on Main Street. Confirm the right-of-way width of Main Street in relation to the NDOT "O" line and the centerline of Main Street, discrepancies with NDOT Resolution of Relinquishment 20021120:00572 and 2011042200:00844 to clarify illegible maps, Parcel Map Page 66, Book 34. The ultimate width of Main Street shall be 90-feet with 45 feet coming from each side. Additionally, dedicate the appropriate additional width for a bus turnout and grant the associated bus shelter pad easement prior to the issuance of permits for this site or concurrent with a mapping action for this site, whichever may occur first. Construction of the bus turn out is not required.
15. Construct all incomplete half street improvements (sidewalk) on First Street adjacent to this site and correct all American's with Disabilities Act (ADA) deficiencies on the sidewalk along Main Street and Bonanza Road 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. The new driveway on Main Street shall be ADA compliant.

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16. The proposed gate may be closed during business hours, however if patterns of vehicles queuing in the public right-of-way develops, it shall remain open during normal business hours as required by the City Traffic Engineer.
17. Coordinate with Sanitary Sewer Planning Section of the Department of Public Works to determine wastewater capacity improvements, if any, based upon proposed internal improvements to the Warehouse.
18. 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.
19. Submit a License Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment 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 landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
20. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 22, 2019.

Sincerely,



Peter Lowenstein, AICP
Deputy Director
Department of Planning

PL:clb

cc: Mr. Todd Kessler
P.O. Box 1570
Las Vegas, Nevada 89125