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cityoflasvegas
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September 19, 2019

Mr. Ryan Wilkerson
Good Hood, LLC
985 White Drive, Suite #100
Las Vegas, Nevada 89119

**RE: SDR-76887 [PRJ-76826] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 18, 2019**

Dear Mr. Wilkerson:

The City Council at a regular meeting held on September 18, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED SIX-STORY PARKING GARAGE WITH 8,403 SQUARE FEET OF GROUND LEVEL RETAIL SPACE AND A ONE-STORY 8,528 SQUARE FOOT ADDITION TO AN EXISTING 35,481 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS on 1.09 acres at 201 South Las Vegas Boulevard (APN 139-34-611-042 and 050), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-76826].

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 plan and landscape plan, and building elevations, date stamped 07/17/19, except as amended by conditions herein.
3. Waivers from Title 19 Appendix F development standards are hereby approved, to allow the following:
 - To allow blank, expressionless walls at the street level along the south and east parking garage facades.
 - To allow above ground utilities and above ground utilities adjacent to a street frontage when they are required to be located in underground vaults or within the building footprint.
 - To allow no amenity zone or street trees along Carson Avenue and 6th Street where a five-foot amenity zone planted with 36-inch box shade trees 30 feet on-center and a 10-foot unobstructed sidewalk is required.
 - To allow no amenity zone or street trees along Las Vegas Boulevard where a five-foot amenity zone planted with 25-foot tall Date Palms 30 feet on-center and a 10-foot unobstructed sidewalk is required.

4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.
7. All rooftop mechanical equipment shall be screened from street level and surrounding building views.
8. Alleys that are not abandoned with a new development shall be redeveloped to conform to the standard alleyway treatment identified within Title 19 Appendix F Standards Figure 29.
9. Reflective or tinted glass shall not exceed 60 percent of the overall exterior enclosure of any building. Reflectivity of any glass shall not exceed 22 percent reflectivity index. Only non-reflective clear glass or non-reflective tinted glass with a visible light transmittance of about 60 percent shall be used on ground floors in all pedestrian-oriented area
10. 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.
11. 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.
12. 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.

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13. The applicant shall coordinate with the Post Entitlement Approval Conference (PEAC) team at (702) 229-6853 to coordinate preliminary building and civil plan reviews for this project.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

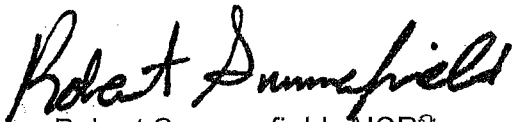
15. Submit a Licensing Agreement prior to submittal of construction drawings for this site to allow design and construction of portions of the proposed building within existing right-of-way. This license agreement shall suffice to allow the issuance of demolition permits and foundation permits. However, a Petition of Vacation of public alley right-of-way in conflict with this proposal shall be submitted and approved by the City Council prior to approval of construction drawings for this site and shall record prior to the issuance of any further building permits within the area to be vacated. The Vacation shall retain public easements to maintain full public access rights to the alley to a height of 15 feet 4 inches, and such other utility easements as requested by utility franchise holders. In addition, an Aerial Easement shall be granted to the applicant to allow the construction and maintenance of the proposed parking structure over a portion of the Carson Street sidewalk as depicted on the approved Site Plan, and to accommodate continuation of the artistic decoration feature onto 6th Street, commencing at the height of 15 feet 4 inches. The applicant shall enter into a formal agreement with the City that details the requirements associated with the vacation/easement and subsequent construction of the structure over the alley/sidewalk rights-of-way, and any conditions contained therein shall be complied with prior to recordation of the Order of Vacation.
16. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks on Carson Avenue adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. 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.
17. Concurrent with development, relocate the existing public sewer line in the alley by terminating it with a manhole south of the proposed garage, extending it westward to Las Vegas Boulevard, then northward to Carson Street, and submit a petition to vacate the Public Sewer Easement reserved through document# 20050802:00710. The City will reimburse the applicant for the cost of the relocated portion in Las Vegas Boulevard. Alternatively, reconstruct the existing sewer within a steel casing that extends under the entire length of the parking garage that will allow the line to be accessed, repaired and replaced on either side of the proposed 15-foot tall tunnel over the alley.

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18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Downtown Pedestrian & Bicycle Improvements - 6th Street" project, the "Las Vegas Boulevard Beautification, Stewart to Sahara" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
19. 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.
20. Submit a License Agreement for landscaping and private improvements in the Las Vegas Boulevard South, Carson Avenue and 6th Street public rights-of-way, if any, adjacent to this site prior to this 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 encroaching in 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement.
21. If the proposed parking garage is gated, a queuing analysis shall be submitted for approval by the City Traffic Engineer prior to approval of improvement plans.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 19, 2019.

Sincerely,



Robert Summerfield, AICP[®]

Director

Department of Planning

RTS:PL:clb

cc: Mr. Sheldon Anguay
Carpenter Sellers Delgatto
8882 Spanish Ridge Avenue
Las Vegas, Nevada 89148