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**DEVELOPMENT
SERVICES CENTER**

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cityoflasvegas
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May 21, 2020

Mr. Mark Hunter
Escape Resorts, Inc.
42038 Bodie Road
Palm Desert, California 92260

**RE: SDR-78465 [PRJ-78453] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-78466
CITY COUNCIL MEETING OF MAY 20, 2020**

Dear Mr. Hunter:

The City Council at a regular meeting held on May 20, 2020 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 16,192 SQUARE-FOOT HOTEL WITH POOL DECK on 1.15 acres at 207 North 11th Street (APNs 139-35-211-052, 053 and 054), T5-MS (T5 Main Street) Zone, Ward 5 (Crear) [PRJ-78453].

This approval is subject to the following amended conditions:

Planning

1. Approval of a Special Use Permit (SUP-78466) 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 and landscape plan date stamped 04/06/20, and building elevations, date stamped 03/10/20 and 04/06/20.
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 utility or mechanical equipment shall comply with the provisions of the Form Based Code development standards, unless approved by a separate Waiver.
8. 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, which 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.
9. All street trees must be planted in accordance with the species as listed in LVMC Section 19.09.040 and be minimum 36-inch box.
10. At the time of building permit submittal, bicycle parking shall be included on the construction drawings per the on-site bike parking provisions of Title 19.09.100.G.
11. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
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. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Dedicate a 10-foot radius on the northeast corner of 11th Street and Ogden Avenue prior to the issuance of any permits.

16. Construct the sidewalk on 11th Street to meet Downtown Master Plan standards concurrent with development of this site.
17. The sidewalk along Ogden Avenue adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
18. Landscape and maintain all unimproved rights-of-way, if any, 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. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of off-site improvements on Ogden Avenue per requirements of Title 19.09/19.04 that are deferred by this action. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.
20. Submit a License Agreement for landscaping and private improvements in 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. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
21. 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, whichever may occur first. Provide and improve all drainage ways as recommended.

Mr. Mark Hunter
Escape Resorts, Inc.
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The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2020.

Sincerely,

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

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

RTS:PL:clb

cc: Mr. Michael Pancirov
SPARC Design Studio
7485 West Azure Drive, Suite #222
Las Vegas, Nevada 89130