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**DEVELOPMENT
SERVICES CENTER**

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cityoflasvegas
lasvegasnevada.gov

August 20, 2020

Mr. William Lindborg
1200 S. Las Vegas Blvd., LLC
401 Pine Avenue
Long Beach, California 90802

**RE: SDR-78820 [PRJ-78790] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-78819
CITY COUNCIL MEETING OF AUGUST 19, 2020**

Dear Mr. Lindborg:

The City Council at a regular meeting held on August 19, 2020 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED SIX-STORY, 70-FOOT TALL MIXED USE DEVELOPMENT, INCLUDING 270 RESIDENTIAL UNITS AND 4,000 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 1 DEVELOPMENT STANDARDS on 1.70 acres located adjacent to the west side of Las Vegas Boulevard, approximately 640 feet south of Charleston Boulevard (APNs Multiple), R-3 (Medium Density Residential), R-4 (High Density Residential) and C-2 (General Commercial) Zones [PROPOSED: C-2 (General Commercial)], Ward 3 (Diaz) [PRJ-78790].

This approval is subject to the following conditions:

Planning

1. Approval of Rezoning (ZON-78819) 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 date stamped 08/17/20 and the landscape plan and building elevations, date stamped 06/29/20, except as amended by conditions herein.
4. A Waiver from Appendix F Interim Downtown Las Vegas (Area 1) Architectural Design Standards is hereby approved to allow no roof articulation where such is required.
5. A Waiver from Appendix F Interim Downtown Las Vegas (Area 1) Site Planning Development Standards is hereby approved to allow the utility vault to not be located underground or within the building footprint where such is required.

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6. 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.
7. ~~These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.~~
8. 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.
9. 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.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Unless otherwise allowed by the City Engineer, the sidewalks along Las Vegas Boulevard and Fourth Street 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.

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14. 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.
15. Unless otherwise allowed by the City Engineer, 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).
16. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. Appropriate fire lanes and turning radii shall be provided.
17. Coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site, prior to the issuance of any permits.
18. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Las Vegas Boulevard Capital Improvement Project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
19. 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. The Traffic Impact Analysis shall include a section

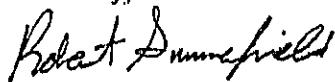
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addressing Standard Drawings #201.1, #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for exclusive right turn lanes, dual left turn lanes, and bus turnouts adjacent to this site, if any. All required additional rights-of-way 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. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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.

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 20, 2020.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Ryan Wilkerson
Breslin Builders
5525 Polaris Avenue, Suite B
Las Vegas, Nevada 89118