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/city of las vegas

August 3, 2016

Mr. Joe Haley
NP Palace LLC
1505 S. Pavillion Center Drive
Las Vegas, Nevada 89135

**RE: SDR-64875 [PRJ-64706] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-64870, ZON-64871, SUP-64872, SUP-64873, SUP-64874
AND TMP-64882
SPECIAL PLANNING COMMISSION MEETING OF AUGUST 2 2016**

Dear Applicant:

Your request for a Site Development Plan Review FOR A 176,693 SQUARE-FOOT EXPANSION OF AN EXISTING HOTEL/CASINO INCLUDING A NEW 335-FOOT TALL HOTEL TOWER, EXTERIOR FAÇADE IMPROVEMENTS, PARKING AND LANDSCAPING ENHANCEMENTS, AND A CENTRAL UTILITY PLANT on 30.05 acres at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706], was considered by the Planning Commission on August 2, 2016.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for rezoning (ZON-64871), Special Use Permit (SUP-64872), Special Use Permit (SUP-64873), Special Use Permit (SUP-64873) and Tentative Map (TMP-64882) 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, landscape plan, phasing plan, and building elevations, date stamped 05/31/16, and floor plans date stamped 06/14/16, except as amended by conditions herein.
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.

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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. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan: Parking lot landscaping islands are required at the end of each row of parking and for every six parking spaces within the new parking lot located at the southern portion of the site. Each island should have at least one 24-inch box shade tree and four five-gallon shrubs.
8. The site is subject to the minimum perimeter landscape requirements of Title 19.08.040(F) along the north, east and south property lines. Improvements may be completed in phases as shown on the approved phasing plan.
9. All exposed mechanical or utility equipment associated with the proposed central plant shall be screened from public view with materials architecturally compatible with the finishes and character of central plant, through the use of shrubs and landscaping, or integrated with the building design, or both.
10. A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
11. The provided site plan only indicates 15 handicapped parking spaces where 36 are required; however, the number of handicapped parking spaces within the two parking structures is not indicated. Prior to the issuance of any building permits, the subject site must demonstrate compliance with the handicap parking requirement either from within the parking structures, or with the addition of new accessible spaces on the surface lots. If compliance cannot be demonstrated, a Variance application will be required prior to issuance of building permits.
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 construction of the hotel tower, 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. Prior to or at the time of submittal for a building permit for the proposed hotel tower, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, to the satisfaction of the City Engineer concurrent with on-site development activities in accordance with the approved phasing plan. Additionally, construct the sidewalk on Teddy Drive, south of Kings Way to meet complete street standards concurrent with the development of the south portion of the site (Phase 2).
17. A sewer relocation/abandonment plan acceptable to the Collection System Planning section of the Department of Public Works for sewer manholes SA-468 and SA-462 must be approved prior to recordation of a Final Map for this site.

18. Coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to route as much wastewater flow as possible directly to the large diameter public sewer main in Sahara Avenue and limit the amount of wastewater that is sent to the 8-inch public sewer in Rancho Drive. Comply with the recommendations of the Sanitary Sewer Planning Section.
19. Landscape and maintain all unimproved right-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. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "ITS Communications Infrastructure II" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
21. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements in the Sahara Avenue public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
22. Submit an Encroachment Agreement for landscaping and private improvements in the Teddy Drive public right-of-way, if any, prior to the issuance of permits for these improvements. 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 property 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 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 Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
23. A Traffic Impact Analysis or other information acceptable to the Traffic Engineering Division must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits.
24. An Update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.

SDR-64875 [PRJ-64706] - Page Five
August 3, 2016

This item will be considered by the City Council on September 7, 2016, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP
Planning Section Manager
Current Planning

PL:nl

cc:

Terry Murphy
Strategic Solutions
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Las Vegas, Nevada 89101