



November 8, 2012

LAS VEGAS
CITY COUNCIL

Rancho Drive – Tule Springs Road
7321 West Charleston Boulevard
Las Vegas, Nevada 89117

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

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BOB COFFIN
BOB BEERS

RE: SDR-45943 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF OCTOBER 17, 2012
RELATED TO GPA-45940, MOD-45944 AND SUP-45941

Dear Applicant:

The City Council at a regular meeting held October 17, 2012, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 280-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT, A 139,250 SQUARE-FOOT PRIVATE SCHOOL, PRIMARY AND SECONDARY CAMPUS AND AN ASSOCIATED ENCROACHMENT AGREEMENT INTO THE PUBLIC RIGHT-OF-WAY on 24.45 acres at the southeast corner of Elkhorn Road and Sky Pointe Drive (APN 125-21-102-001), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation] [PROPOSED: SX-TC (Suburban Mixed Use - Town Center)]. The Notice of Final Action was filed with the Las Vegas City Clerk on October 18, 2012. This approval is subject to:

ELIZABETH N. FRETWELL
CITY MANAGER

Planning

1. No lighting shall be provided for the athletic field. Any future lighting shall first be approved at a public hearing by a Review of Condition.
2. Approval of a General Plan Amendment (GPA-45940) and Major Modification (MOD-45944) of the Town Center Plan and approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-45941) 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 and landscape plan date stamped 08/13/12 and building elevations date stamped 08/06/12, and the phasing plan date stamped 08/20/12, except as amended by conditions herein.

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5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. Revised locations for van accessible handicap parking spaces shall be determined by the Department of Building and Safety prior to issuance of a building permit.
8. The minimum distance between multi-family residential buildings shall be 10 feet.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - A. Provide the three-foot wide streetscaped amenity zone along the west side of Sky Pointe Drive per the Town Center Arterial requirements. Installation and maintenance of the amenity zone is the responsibility of the developer per the Town Center Development Standards.
 - B. Along Elkhorn Road, street trees within the amenity zone shall be provided 35 feet on center in an alternating pattern consisting of one 36-inch box Rio Grande Ash shade tree and two 25-foot brown trunk height Mexican Fan Palms with groundcover in conformance with the specifications of the Town Center Development Standards.
 - C. Provide the required 15-foot landscape buffer along the full length of Elkhorn Road adjacent to this site as required by Town Center Development Standards Section C.2.B. Trees within this buffer shall be a minimum of 24-inch box size and shall be spaced no more than 20 feet apart on center.
 - D. Street trees within the amenity zone along Sky Pointe Drive shall be spaced no more than 30 feet on center in conformance with the Town Center Arterial standards.
 - E. Trees within the required 15-foot landscape buffer along Sky Pointe Drive shall be a minimum of 24-inch box size and shall be spaced no more than 20 feet apart on center.

- F. Provide parking lot trees at the ends of all parking rows within the multi-family portion of the site in conformance with Town Center Development Standards Section C.2.B.
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. 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.
 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.
 13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. The developer of this site shall design, construct and maintain landscaped "Gateway Portals," meeting City approval, on Cimarron Road at the intersections with Sky Pointe Drive and Elkhorn Road. Such improvements shall be constructed concurrently with any on-site development activities, and shall be maintained in perpetuity by the owner or owner's successors and/or assigns. Appropriate Encroachment Agreements or Occupancy Permits shall be obtained for any improvements within the City of Las Vegas or Nevada Department of Transportation rights-of-way.
15. Dedicate approximately 10 feet of right-of-way for a total width of 80 feet on Sky Pointe Drive adjacent to this site. Additionally, grant a Multi-Use Non-Equestrian Trail Easement for all portions of the required trail that are outside the right-of-way.
16. Construct half street improvements between the two proposed driveways on Elkhorn Road per Town Center Development Standards adjacent to this site. No construction of new improvements on the Elkhorn Road overpass and the Elkhorn Road bridge embankment is required. Construct full-width street improvements to the satisfaction of the City Engineer on Sky Pointe Drive, including the required Multi-use Non Equestrian Trail, to Town Center Developments Standards adjacent to this site per Title 19.04.120.B. Where legally able, extend widened paving north to prevent a "sawtooth" roadway on the east side of Tule Springs Road and install pavement transitions on Sky Pointe Drive to the south. All roadway designs shall meet the approval of the City Traffic Engineer. Construction may be phased in accordance with the Phasing Plan date stamped 08/20/12.

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17. Construct median modifications on Elkhorn Road in conformance with the approved site plan to the satisfaction of the City Traffic Engineer.
18. Dedicate and construct deceleration lanes at all driveways for both the east bound traffic entering this site from Elkhorn Road and the north bound traffic entering this site from Sky Pointe Drive, unless specifically noted as not required in the approved Traffic Study for this site. All driveways servicing this site shall be designed, located and constructed to meet the requirements of Standard Drawing #222.1. Unless specifically not required in the Traffic Study, dedication from the APN #125 21 202 001 must be obtained to construct the deceleration lane at the southernmost driveway on Sky Pointe Drive. Alternatively, the southernmost driveway on Sky Pointe Drive shall be designated and signed as an egress only driveway.
19. Obtain a Nevada Department of Transportation (NDOT) occupancy permit for all work on Sky Pointe Drive within NDOT jurisdiction prior to approval of plans for work within NDOT right-of-way.
20. Construct the necessary downstream sanitary sewer capacity improvements to accommodate the projected increase in wastewater flows from this site as directed by the Sanitary Sewer Planning Section of the Department of Public Works (229 5384). The plan may be implemented coincident with phased development of the site.
21. No structures, and no trees or vegetation over 3 feet tall, will be allowed within the proposed public sewer easement on the east edge of the property near the Hesperides Avenue cul-de-sac.
22. 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.
23. Submit a pick-up/drop-off queuing analysis for the proposed private schools for approval by the City Traffic Engineering Division. The analysis must be approved prior to the issuance of any permits for the school portion of the site.
24. An encroachment for any landscaping in the Elkhorn Road and Sky Pointe Drive public rights-of way as shown on the approved Site Plan is hereby approved and staff is directed to process an encroachment application that is in conformance with this approved Site Plan after the applicant provides appropriate documentation and fees for such application. 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.

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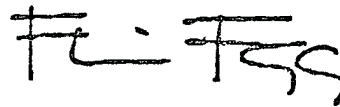
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25. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, or the submittal of any construction drawings. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes 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. If additional rights-of-way are not required and Traffic Control devices are or may be proposed at this site outside of the public right-of-way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this 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.
26. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg
Director
Planning

cc: Mr. Vince Schettier
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