



**LAS VEGAS
CITY COUNCIL**

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September 14, 2022

Teresa Boyce
City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

**RE: ABEYANCE - 22-0086-GPA1, 22-0086-ZON1 AND 22-0086-SDR1
PLANNING COMMISSION MEETING OF SEPTEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on September 13, 2022 voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 9.45 acres at the northwest corner of Rome Boulevard and Decatur Boulevard (APN 125-24-701-041), Ward 6 (Fiore).

22-0086-GPA1 - GENERAL PLAN AMENDMENT - FROM: NMX-U (NEIGHBORHOOD MIXED USE CENTER) TO: H (HIGH DENSITY RESIDENTIAL)

22-0086-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: R-4 (HIGH DENSITY RESIDENTIAL)

22-0086-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED 276-UNIT MULTI-FAMILY DEVELOPMENT

This approval is subject to the following amended conditions:

22-0086-SDR1 AMENDED CONDITIONS

Planning

1. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
2. Prior the issuance of a final certificate of occupancy for any structure upon the site, the property owner shall cause an amendment to occur to that certain Development and Disposition Agreement between the City of Las Vegas and Ovation Design and Development and Coordinated Living of Southern Nevada, Inc. ("DDA"), to conform the provisions of the DDA to the approval of this SDR (22-0086) and its conditions of approval.

3. Approval of General Plan Amendment (22-0086-GPA1) and Rezoning (22-0086-ZON1) shall be required, if approved.
4. 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.
5. All development shall be in conformance with the site plan date stamped 09/01/22, building elevations date stamped 07/12/22, landscape plan date stamped 05/19/22, and building elevations for the tiny homes date stamped 05/19/22 (tiny homes), except as amended by conditions herein.
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. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of six feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
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, 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
10. Artificial turf shall be utilized in lieu of turf/sod in areas such as dog runs and play/active recreational areas.

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. 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.
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

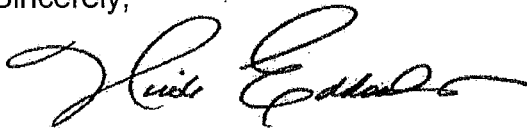
15. Construct half-street improvements Decatur Boulevard and Rome Boulevard meeting current City standards with appropriate transition paving adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Grant a Pedestrian Access Easement if any public sidewalks are located outside of the public right-of-way.
16. Coordinate and connect to Public Sewer at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
17. 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.

18. Submit a License Agreement for landscaping and private improvements in the public rights-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 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 within 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 applicant and any successors in interest to the property and assigns pursuant to the terms 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).
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 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. Phased compliance will be allowed if recommended by 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 Drainage study must also receive concurrence from the City of North Las Vegas.

This item will be considered by the City Council on October 19, 2022. This meeting will be held at 9:00 A.M. at 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

cc:

Janet Goyer
Ovation Contracting Inc
6021 South Fort Apache Road Suite 100
Las Vegas, Nevada 89148