



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

STAVROS S. ANTHONY  
Mayor Pro Tem

MICHELE FIORE

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DIAZ

JORGE CERVANTES  
City Manager

October 19, 2022

Mark Heffron  
Vegas MD Alra Property Owner LLC  
1020 West Lawrence Avenue Suite 300  
Chicago, Illinois 60640

**RE: 22-0395 [VAC1 AND SDR1]  
CITY COUNCIL MEETING OF OCTOBER 19, 2022**

Dear Applicant:

The City Council at a regular meeting held on **October 19, 2022** voted to **APPROVE** the following Land Use Entitlement project requests on 1.12 acres at the southeast corner of Alta Drive and Tonopah Lane (APNs 139-33-301-002, 003, 010, 011 and 016), T5-N (T5 Neighborhood) Zone, Ward 1 (Knudsen)

**22-0395-VAC1 - VACATION - PETITION TO VACATE A PORTION OF ALTA DRIVE PUBLIC RIGHT-OF-WAY**

**22-0395-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED SEVEN-STORY, 200-UNIT MULTI-FAMILY DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS**

This approval is subject to the following conditions:

**22-0395-VAC1 Conditions:**

**Planning**

1. The limits of this Petition of Vacation shall be defined as the unused right-of-way on Alta Drive just east of Tonopah Drive such that 11' of right-of-way (or roadway/pedestrian easement) remains south of the Alta Drive southern curb line as depicted on the latest plans for the Regional Transportation Commission Maryland Parkway Bus Rapid Transit Project.
2. The Order of Vacation shall record concurrently with a mapping action for this site.
3. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

4. All public improvements, if any, adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation.
5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.
8. If the Order of Vacation is not recorded within two (2) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

**22-0395-SDR1 Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Petition to Vacate (22-0395-VAC1) 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, and building elevations, date stamped 08/15/22, except as amended by conditions herein.
4. A Waiver from Title 19.09 is hereby approved, to allow a one-foot front yard setback where five feet is the minimum required.
5. A Waiver from Title 19.09 is hereby approved, to allow a 20-foot two-way driveway where 32 feet is the minimum allowed.

6. A Waiver from Title 19.09 is hereby approved, to allow balconies and windows within 10 feet of the side and rear yard setbacks where such is not allowed.
7. A Waiver from Title 19.04 is hereby approved, to allow a four-foot wide sidewalk on Tonopah Drive where six feet is the minimum allowed.
8. A Waiver from Title 19.04 is hereby approved, to allow a four-foot wide amenity zone on Tonopah Drive where five feet is required.
9. An Exception from Title 19.09 is hereby approved, to allow a four-foot corner side yard setback where five feet is the minimum required.
10. The applicant is required to enter into a mutually binding agreement with the City of Las Vegas prior to the recordation of a Certificate of Occupancy for the attainable housing bonus for affordable housing.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. 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.
14. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
15. 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 the visibility of any traffic control device.
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
17. A Comprehensive Construction Staging Plan shall be submitted to the Department of Community Development 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.

18. Prior to the submittal of a building permit application, the applicant shall meet with the Department of Community Development 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.
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

20. Grant any Pedestrian Access Easements need for the proposed sidewalk that is outside of the public right-of-way. Also, any easements required for relocation of on-site utility facilities (e.g. NV Energy transformers, etc.) shall be provided on-site, and not within the public right-of-way.
21. The proposed Waiver of the required 11' wide sidewalk/amenity zone width along Tonopah Drive (approximately a 2' reduction at the north side of the Tonopah Drive Frontage, and a 1.5' reduction toward the southern end) is approved with this action. All costs incurred resolving conflicts with the Maryland Parkway Bus Rapid Transit Project design as a consequence of this waiver, if any, shall be borne by the Developer.
22. Construct all incomplete improvements on Alta Drive, Tonopah Drive, and Hamilton Lane meeting current City Standards concurrent with the development of this site. Improvements on Tonopah Lane and Alta Drive shall match the Maryland Parkway Bus Rapid Transit Project design, except as amended by the Waiver above, and shall meet the approval of the City Traffic Engineer prior to approval of permits for these improvements. Contact the City Traffic Engineering Division (Project Manager Sean Robinson, P.E. at 702-229-2199) for coordination with the Maryland Parkway Bus Rapid Transit Project.
23. Coordinate sewer connection at a size, depth, and location acceptable to by the Sanitary Sewer Section of the Department of Public Works. Additionally, due to capacity shortfalls in the area, construct downstream sewer relief facilities as required by the Sanitary Sewer Section of the Department of Public Works.
24. Submit a License Agreement for landscaping and private improvements in the Alta Drive and Tonopah Drive 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 (229-4836).

25. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation 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. Additionally, if the entry is proposed to be gated, a queueing analysis must also be submitted and approved by the Transportation Engineering Section of the Department of Public Works. Comply with the recommendations of the approved pedestrian circulation plan.
26. 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, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 19, 2022.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:ew

cc:

Kit Barmeyer  
Cedar Street Companies  
1020 West Lawrence Avenue Suite 300  
Chicago, Illinois 60640

Guy Morris, PE  
Lochsa Engineering  
6345 South Jones Boulevard Suite 100  
Las Vegas, Nevada 89118