



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
lasvegasnevada.gov

January 11, 2023

The Philly at 215 LLC
7312 West Cheyenne Avenue
Las Vegas, Nevada 89129

RE: 22-0664-SDR1
PLANNING COMMISSION MEETING OF JANUARY 10, 2023

Dear Applicant:

The Planning Commission at a regular meeting held on *January 10, 2023* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED FOUR-STORY, 87-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS on 0.59 acres on the south side of Philadelphia Avenue approximately, 185 feet west of Fairfield Avenue (APNs 162-04-710-109 through 111), R-4 (High Density Residential) Zone, Ward 3 (Diaz)

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan and building elevations, date stamped 11/16/22, and landscape plan date stamped on 12/12/22, except as amended by conditions herein.
3. A Waiver from the Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow no use of arcades, awnings, and canopies on the ground floor of a building where such is required.
4. A Waiver from the Appendix F Interim Downtown Las Vegas Development Standards is hereby approved, to allow zero percent of the first-story façade aligned with the front property line where 75 percent is required.
5. The adjacent alleyway shall conform to the Appendix F alleyway treatment standard.

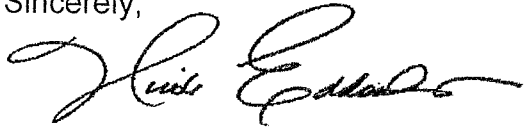
6. Stone, stucco, colored or exposed aggregate or textured finish concrete, decorative block, and brick are the preferred materials for building exteriors. The use of unfinished CMU block as an exterior building material is prohibited.
7. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
11. 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. Medium Trees shall be replaced with drought-tolerant 36-inch box shade trees as reflected in the Appendix F Interim Downtown Las Vegas Development Standards Area 1 Streetscape Standards.
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 the construction of any combustible structures.
13. 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 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

16. Remove and replace substandard public improvements and unused driveways adjacent to this site and replace with new improvements meeting current City standards concurrent with the development of this site. The sidewalk 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 the development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
17. Landscape and maintain all unimproved right-of-way adjacent to this site, if any. 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. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Form-Based Code that are deferred by this action. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.
19. 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. Comply with the recommendation of the approved pedestrian circulation plan.
20. If gated, a gated queuing analysis is required unless the gating complies with CCASD #222.1 standards. Queues entering the property shall not extend into the public right-of-way.
21. 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 the 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.

This action by the Planning Commission on January 10, 2023 is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after January 24, 2023. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive Suite 650
Las Vegas, Nevada 89135