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CITY COUNCIL**

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DEPARTMENT OF
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cityoflasvegas
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August 3, 2023

Stone Lake DEEC LLC
10777 W. Twain Avenue, Ste. 115
Las Vegas, Nevada 89135

**RE: 23-0149-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - JULY 2023**

Dear Applicant:

Your Land Use Entitlement project request FOR A MINOR AMENDMENT OF AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-10770) FOR A PROPOSED FIVE-STORY, 300-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 8.50 acres at the northeast corner of Alta Drive and Rampart Boulevard (APN 138-32-615-003), C-2 (General Commercial) Zone, Ward 2 (Seaman), was considered administratively by the Department of Community Development staff.

The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-10770) as amended by 21-0796-SDR1 shall be required, except as amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (21-0796-SDR1). No further action is needed, as this approval is extended, exercised or expired with 21-0796-SDR1.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/22/23, except as amended by conditions herein.
4. An Exception from Title 19.08 is hereby approved, to allow no less than 35, 24-inch box trees in the perimeter landscape buffer along the south property line where 42 trees are required.
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 Building and Safety Division.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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:
 - Trees within the perimeter landscape buffer along the south property line adjacent to existing single-family properties shall be planted no more than 20 feet on center with four, five-gallon shrubs for each required tree as required by Title 19.
 - Parking lot landscape islands are required every six parking spaces within uncovered parking areas. One, 24-inch box shade tree shall be planted within each parking lot landscape island with four, five-gallon shrubs for each required tree as required by Title 19. In addition, one, 24-inch box shade tree shall be planted at the ends of each parking row.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Contact the City Engineer's Office at 702-229-6272 (Johnathan Groppenbacher) to coordinate the development of this project with the Rampart Boulevard, Charleston Boulevard to Vegas Drive Roadway Improvements CIP (MWA781) project and any other public improvement projects adjacent to this site. Grant a Traffic Signal Chord Easement and Authorization to Enter Property (AEP) as required by City Engineer. Comply with the recommendations of the City Engineer.
11. Comply with all applicable conditions of approval for 21-0796-SDR1 and any other site related actions.

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This action by the Department of Community Development staff on **August 3, 2023** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

c.c.:

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10777 W. Twain Avenue, Ste. 115
Las Vegas, Nevada 89135

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Kaempfer Crowell
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