



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR

VICTORIA SEAMAN

OLIVIA DÍAZ

FRANCIS ALLEN-PALENSKE

NANCY E. BRUNE

MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD

DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



cityoflasvegas | lasvegasnevada.gov

January 17, 2024

Joseph Riggs
3000 M W LLC
3065 North Rancho Drive, Suite #132
Las Vegas, Nevada 89130

**RE: 23-0309-SDR1
CITY COUNCIL MEETING OF JANUARY 17, 2024**

Dear Applicant:

The City Council at a regular meeting held on *January 17, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A TWO-STORY, 136-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 9.96 acres located on the east side of Michael Way, approximately 444 feet south of Cheyenne Avenue (APNs 138-13-512-009 and 010), R-3 (Medium Density Residential) Zone, Ward 5 (Crear).

This approval is subject to the following conditions:

23-0309-SDR1 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, date stamped 11/21/23, landscape plan, date stamped 11/15/23 and building elevations, date stamped 09/27/23, except as amended by conditions herein.
3. Waivers from Title 19.06.110 are hereby approved, to allow five-foot wide landscape buffer widths along portions of the north and east property lines where six feet is required.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. 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.
7. 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.
8. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation.
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
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:

One 24-inch box tree shall be planted within each parking lot island.

One 24-inch box tree per 20 linear feet shall be planted within the required perimeter landscape buffer areas with four five-gallon shrubs for each required tree.

10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Construct all incomplete public street improvements (streetlights) along Michael Way. If applicable, a 5-foot wide easement for public streetlight purposes shall be granted by separate document or with a Mapping action.
12. In accordance with Section 2.2 of the City's Vision Zero Action Plan, 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 development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
13. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
14. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. No permanent improvements or landscaping with a mature height exceeding 24" may be located within the existing east/west public sewer easement; if needed, a sewer relocation plan shall be submitted to and approved by the Sanitary Sewer Section of the Department of Public Works prior to approval of improvement plans or issuance of permits.
15. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3-feet shall be placed anywhere in any easement or in the vehicle ingress or egress pathways to easements.
16. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Michael Way Local Storm Drain project (MWA676) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
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. Comply with approved Traffic Impact Analysis #59277-1. The Notice of Final Action was filed with the Las Vegas City Clerk on January 17, 2024.
19. 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.

Fire & Rescue

20. 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.
21. Applicant shall install an approved fire sprinkler system in all buildings/dwelling units in accordance with 2021 IFC Section 903 as amended.
22. Applicant shall add fire hydrant(s) and water line(s) as required.
23. Minimum fire flow requirements shall be in accordance with IFC Appendix B based on type of construction, required fire protection systems and similar.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

Jeffrey Armstrong
VTN-NEVADA
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146