



Mr. and Mrs. Peter Poulos  
Poulos Family Trust  
308 Sunnyvale Street  
Las Vegas, Nevada 89145

**RE: ABEYANCE - SDR-21236 - SITE DEVELOPMENT PLAN REVIEW**

Dear Applicant:

Your request for a Site Development Plan Review for a PROPOSED 300-UNIT, 62-FOOT HIGH, SIX-STORY APARTMENT BUILDING WITH A WAIVER TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF 10 FEET WHERE 162 FEET IS REQUIRED AND A WAIVER OF THE PERIMETER LANDSCAPE BUFFERING STANDARDS FOR ZERO FEET OF LANDSCAPING WHERE TEN FEET IS REQUIRED ALONG THE SOUTHERN, EASTERN, AND WESTERN PERIMETER AND TO ALLOW FIVE FEET OF LANDSCAPING WHERE SIX FEET IS REQUIRED ALONG A PORTION OF THE NORTHERN PERIMETER on 1.38 acres on the north side of Bridger Avenue between 9th Street and 10th Street (APNs 139-34-712-026, 027, 028, 041, 042, and 043), R-4 (High Density Residential) Zone [PROPOSED: R-5 (Apartment)], Ward 5 (Williams), was considered by the Planning Commission on June 14, 2007.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

**Planning and Development**

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-21234), Variance (VAR-21238), Variance (VAR-21239), and Vacation (VAC-21240) shall be required.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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 4/11/07, except as amended by conditions herein.
4. A Waiver from the Title 19.08.060 Residential Adjacency Setback Standard is hereby approved, to allow a 10-foot setback where a 162-foot setback is required.
5. A Waiver from the Title 19.12. Landscape Standards is hereby approved, to allow:

LAS VEGAS CITY COUNCIL

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MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
WARD 5 (VACANT)

DOUGLAS A. SELBY  
CITY MANAGER



CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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- a. A five-foot wide landscape buffer along a portion of the northeast property line where a six-foot landscape buffer is required.
  - b. No landscape buffer along a portion of the southwest corner of 9th Street and Bridger Avenue where a ten-foot landscape buffer is required.
  - c. A four-foot wide landscape buffer along Bridger Avenue where a ten-foot landscape buffer is required
6. 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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
  7. Pre-planting and post-planting landscape inspections are required to ensure the appropriate plant material, location, size of planters, and landscape plans are being utilized. The Planning and Development Department must be contacted to schedule an inspection prior to the start of the landscape installation and after the landscape installation is completed. A certificate of occupancy will not be issued or the final inspection will not be approved until the landscape inspections have been completed.
  8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
  9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
  10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
  11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
  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 construction of any combustible structures.

13. A Comprehensive Construction Staging Plan shall be submitted to the Planning and Development Department 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

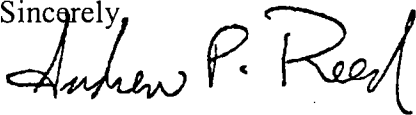
15. A Petition of Vacation, such as VAC-21240, to eliminate the existing alley right-of-way in conflict with this site plan shall record prior to the issuance of any permits overlying the area to be vacated. Dedicate a 20-foot wide alley through Assessor's Parcel No. 139-34-712-041 to connect to Tenth Street (including a radius) acceptable to the City Engineer prior to or concurrent with recordation of the Order of Vacation.
16. Submit an application for a deviation from Standard Drawing #222a for the driveway accessing this site from 9<sup>th</sup> Street. Also, the proposed entry on 9<sup>th</sup> Street shall be designed to accommodate a minimum queue of three vehicles prior to the gate, unless otherwise allowed by the City Traffic Engineer.
17. Parking spaces located directly off the public alley shall be set back sufficiently to allow a 24-foot wide "aisle" width for vehicles to back out.
18. A sanitary sewer relocation plan must be submitted to and approved by the Collection Systems Planning Section of the Department of Public Works and the new sewer lines must be constructed and active prior to the recordation of an Order of Vacation of the existing sewer easements. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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19. Landscape and maintain all unimproved rights-of-way, if any, on Bridger Avenue, 9<sup>th</sup> Street and 10<sup>th</sup> Street 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.
20. Submit an Encroachment Agreement for all landscaping, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
21. Site development to comply with all applicable conditions of approval for ZON-21234 and all other applicable subsequent site-related actions.

This item will be considered by the City Council on **July 11, 2007**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, 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,



Andrew P. Reed, Planning Supervisor  
Planning and Development Department  
Current Planning Division

AR:dm

cc: Mr. Dariusz Wiecha  
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5655 South Yosemite Street, Suite #301  
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Mr. June T. Boyd  
Ashton-Boyd Family Trust  
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