

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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June 13, 2008

City of Las Vegas  
400 East Stewart Avenue  
Las Vegas, Nevada 89101

## ***RE: SDR-27965 - SITE DEVELOPMENT PLAN REVIEW***

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 11-STORY, 416-UNIT SENIOR CITIZEN APARTMENT DEVELOPMENT WITH 56,150 SQUARE FEET OF COMMERCIAL, 47,700 SQUARE FEET OF GOVERNMENT FACILITIES (FIRE STATION) AND A PARK WITH A WAIVER OF THE RESIDENTIAL ADJACENCY STANDARD TO ALLOW APPROXIMATELY 183 FEET WHERE 405 FEET IS REQUIRED AND A WAIVER TO ALLOW A SIX-FOOT WIDE LANDSCAPE BUFFER ON THE SOUTHERN PORTION OF THE SITE WHERE EIGHT FEET IS REQUIRED on 13.36 acres on the west side of Decatur Boulevard, approximately 150 feet south of Vegas Drive (APN 138-25-503-006, 138-25-516-001 through 016 and a portion of 138-25-515-001 through 064), C-1 (Limited Commercial) and R-3 (Medium Density Residential) Zones, Ward 5 (Barlow), was considered by the Planning Commission on June 12, 2008.

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

### **Planning and Development**

1. Conformance to the conditions for Special Use Permit (SUP-28101), Special Use Permit (SUP-28102) and Variance (VAR-27964) if approved.
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 date stamped 05/27/08, landscape plan date stamped 05/19/08, and building elevations date stamped 04/29/08, except as amended by conditions herein.
4. A Waiver from Title 19.08.060(B) is hereby approved, to allow a residential adjacency setback of 183 feet where 405 feet would be required to meet the 3:1 Proximity Slope.
5. A Waiver from Title 19.12.040 is hereby approved to allow a six (6) foot landscape buffer depth along the south property line of the commercial lot, where eight (8) feet is required.

Mayor  
Oscar B Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Steve Wolfson  
Lois Tarkanian  
Steven D Ross  
Ricki Y Barlow

City Manager  
Douglas A Selby



6. An Exception from Title 19.12.040 is hereby approved, to allow 99 parking lot trees, where 107 trees are required; and to allow the use of landscape diamonds as depicted on the landscape plan, date stamped 05/19/08.
7. The owners of the parcels execute an agreement, satisfactory to the City Attorney, which outlines the terms and conditions of the shared parking (off-site) arrangement. The agreement must contain the legal description of both parcels and must be of sufficient duration to ensure the continued use of the shared parking facilities. In order to provide record notice of the existence of the shared parking arrangement, the City may record the agreement in the office of the County Recorder, or require the applicant to do so.
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, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. The technical landscape plan shall include the following changes from the conceptual landscape plan: 1. The landscape plan shall reflect conformance with the number of trees and spacing of said trees as is defined by Title 19.12.040. 2. The landscape plan legend shall be revised to standardized symbols, indicate the number of trees utilized, as well as there type.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. 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.
11. 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).
12. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
13. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

14. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaires. 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.
15. 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.
16. 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.
17. Written approval by the Clark County Department of Aviation with no change in flight patterns shall be submitted to the City of Las Vegas prior to the issuance of building permits.
18. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department 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.

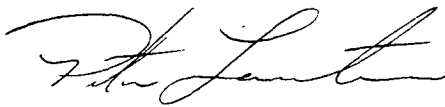
**Public Works**

20. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site. All existing public improvements adjacent to this site damaged during construction shall be repaired at the applicant's expense.
21. Dedicate a bus turnout per Uniform Standard Drawing #234.3 on the west side of Decatur Boulevard as shown on the submitted site plan. Construct bus turnout concurrent with development of this site.
22. Meet with the Collection System Planning Section of the Department of Public Works to determine acceptable points of connection for this site. Comply with Collection System Planning recommendations.

23. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the south prior to obtaining Certificate of Occupancy or in conjunction with recordation of a commercial subdivision map.
24. Meet with the Traffic Engineering Division of the Department of Public Works to discuss the proposed median island and driveway reconfiguration on Decatur Boulevard. Comply with Traffic Engineering recommendations.
25. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.

This item will be considered by the City Council on **July 16, 2008** at 1:00 P.M. in the City 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,



Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:nl

cc: Alpha Omega Strategies  
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Las Vegas, Nevada 89108

Ms. Jolene Granberg  
DRC Engineering  
9330 West Martin Avenue  
Las Vegas, Nevada 89148