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April 13, 2011

Ms. Janet Goyer
Lone Mountain Apts I, LLC
6021 South Fort Apache Road, Suite #100
Las Vegas, Nevada 89148

**RE: SDR-41043 - SITE DEVELOPMENT PLAN REVIEW RELATED TO
VAR-41197 AND SUP-41039
PLANNING COMMISSION MEETING OF APRIL 12, 2011**

Dear Ms. Goyer:

Your request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 75-UNIT SENIOR CITIZEN APARTMENT COMPLEX WITH WAIVERS TO ALLOW A ZERO-FOOT WIDE LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH AND EAST PERIMETERS WHERE SIX FEET IS REQUIRED on 1.77 acres at the southeast corner of Rainbow Boulevard and Lone Mountain Road (APN 138-02-101-015), C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on April 12, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-41197) and Special Use Permit (SUP-41039) shall be required, if approved.
2. Site Development Plan Review (SDR-37602) shall be expunged.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan and landscape plan, date stamped 03/15/11, and building elevations date stamped 02/24/11, except as amended by conditions herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
FAX 702.474.0352
TTY 702.386.9108
www.lasvegasnevada.gov

5. A Waiver from 19.12.040(A) is hereby approved, to allow a zero-foot perimeter landscape buffer along portions of the east and south property lines where six feet is required.
6. An Exception from Title 19.10.010(J.11) is hereby approved, to allow zero landscape islands and one tree within the parking area where one island and eight trees are required.
7. An Exception from Title 19.08.040(B) is hereby approved, to allow 13 trees within the perimeter buffer along the south property line where 17 trees are required.
8. An Exception from Title 19.08.040(B) is hereby approved, to allow trees within the west perimeter buffer to be aligned to the eastern edge of the buffer where they are required to be planted in the center of the buffer.
9. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 03/15/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
10. Prior to occupancy, 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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. Installed landscaping shall not impede visibility of any traffic control device.
13. 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).

14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. 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.
17. 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.
18. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning 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.
19. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
20. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
21. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works


22. Grant a multi-use non equestrian trail easement for all portions of the required trail outside the Lone Mountain Road public right-of-way concurrent with development of this site.
23. Construct all incomplete half-street improvements on Lone Mountain Road and Rainbow Boulevard adjacent to this site and construct the multi-use non-equestrian trail west of the Lone Mountain Road driveway in accordance with Multi-Use Non-Equestrian Trail Standards and conditions as amended herein concurrent with development of this site. Extend widened pavement east to eliminate the potential for a "saw tooth" condition on Lone Mountain Road concurrent with the on site development activities.
24. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
25. The driveway to Lone Mountain Road shall be an exit only. The proposed exit gate shall be signed exit only to prevent vehicles from attempting to enter the site from Lone Mountain Road and shall be set back a sufficient distance so as not to impede any pedestrian access on Lone Mountain road. The installation of either swing gates or rolling gates are acceptable as long as no part of the gates, either in the opened or closed position, intrude into the public right of way and non-equestrian trail easement.
26. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the Gowan Outfall, Lone Mountain Branch project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer. We note that the proposed driveway as shown on the site plan may conflict with the future storm drain drop inlet per CLV Gowan Outfall, Lone Mountain Capital Improvement Project.
27. 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.

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28. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
29. 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.

This action by the Planning Commission on **April 12, 2011** 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 please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **April 25, 2011**. 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Janet Goyer
Ovation Development
6021 South Fort Apache Road, Suite #100
Las Vegas, Nevada 89148

Mr. Pete Laas
Impulse Engineering
625 Dinard Way
Las Vegas, Nevada 89113