



September 19, 2013

LAS VEGAS
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Mr. James Guan
West East Asset Management
325 South 3rd Street, Suite #1-310
Las Vegas, Nevada 89101

RE: SDR-49431 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF SEPTEMBER 19, 2013

Dear Mr. Guan:

The City Council at a regular meeting held September 18, 2013, APPROVED the request for a Site Development Plan Review TO CONVERT FOUR MULTI-FAMILY BUILDINGS TO A 9,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT WITH WAIVERS TO ALLOW A FIVE-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER AND A 20-FOOT PORTION OF THE WEST PERIMETER WHERE EIGHT FEET IS REQUIRED AND TO ALLOW A THREE-FOOT LANDSCAPE BUFFER ALONG A 50-FOOT PORTION OF THE EAST PERIMETER WHERE 15 FEET IS REQUIRED on 2.03 acres at 3925 Coran Lane and 1881 and 1889 Cypress Trail (APNs 139-19-703-002, 004 and 007), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 19, 2013. This approval is subject to:

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, landscape plan, and building elevations, date stamped 05/15/13, except as amended by conditions herein.
3. A Waiver from Title 19.08 is hereby approved, to allow a five-foot wide landscape buffer along the south and a 20-foot section of the west perimeter, where eight-foot wide landscape buffers are required.
4. A Waiver from Title 19.08 is hereby approved, to allow a three-foot wide landscape buffer along a 50-foot section of the east perimeter, where a 15-foot wide landscape buffer is required.
5. A solid six-foot tall wall shall be constructed along the entire south perimeter and along the southern 160 feet of the west perimeter.

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6. A total of 49, 24-inch box trees shall be provided within the landscape buffers along the perimeters per code requirements and a total of 15, 24-inch box trees shall be provided in the parking lot landscape islands.
7. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning 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.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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.
11. 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate 30 feet of right-of-way on Coran Lane, 30 feet of right-of-way on Cypress Trail, and a 15-foot radius at the southwest corner of Coran Lane and Cypress Trail adjacent to this site prior to the issuance of any permits.
15. Construct half-street improvements including appropriate pavement transitions (if legally able) on Coran Lane and Cypress Trail adjacent to this site concurrent with development of this site as required by the Department of Public Works. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. All driveways shall be a minimum 24 feet wide and meet Standard Drawing #224.

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16. Abandon individual sewage disposal systems (ISDS or septic tank systems) according to Southern Nevada Health District (SNHD) regulations and connect each building to public sewer. Construct public sewer in Cypress Trail and provide each lot with its own private sewer lateral. Alternatively, combine all lots comprising this site.
17. All private improvements and landscaping 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. 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. Alternatively, combine all lots comprising this site and provide a guarantee that future subdivision of this site, if any, will provide for inter-site drainage rights.

Sincerely,



Angela Crolli
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk