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September 16, 2014

Mr. Gary Chappell
Queensridge Towers, LLC
9525 Hillwood Drive, Suite 100
Las Vegas, Nevada 89134

RE: ABEYANCE - SDR-53503 [PRJ-51869] - SITE DEVELOPMENT PLAN
REVIEW RELATED TO MOD-53701 AND VAR-53502
CITY COUNCIL MEETING OF AUGUST 6, 2014

Dear Applicant:

The City Council at a regular meeting held August 6, 2014 APPROVED the request for a Major Amendment of an approved Site Development Plan Review (SDR-4206) FOR A PROPOSED 22-STORY, 310-FOOT TALL, 166-UNIT MULTI-FAMILY BUILDING AND A SINGLE-STORY, 33-FOOT TALL, 17,400 SQUARE-FOOT OFFICE BUILDING on a 7.87-acre portion of a 10.53-acre parcel at 9119 Alta Drive (APN 138-32-210-005), PD (Planned Development) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 7, 2014. This approval is subject to:

Planning

1. Approval of a Major Modification (MOD-53701) of the Queensridge Towers Development Standards and approval of and conformance to the conditions of approval for Variance (VAR-53502) shall be required, if approved.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-4206), except as amended herein.
3. **This approval shall be void three 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.**
4. All development shall be in conformance with the site plan date stamped 05/29/14, the landscape plan, date stamped 03/27/14 and building elevations, date stamped 05/29/14, except as amended by conditions herein.
5. The site plan shall be revised prior to submittal of an application for a building permit to demonstrate conformance to Title 19.08.110 handicapped parking design standards.
6. 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.



7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary for this site. The mapping action shall be completed and recorded prior to the issuance of any building permits.
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, 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - a. Provide four additional minimum 24-inch box shade trees at the ends of parking rows.
 - b. Replace palm trees at the end of parking rows with minimum 24-inch box shade trees.
 - c. Provide six landscape islands within the parking field. Each island shall contain at least one 24-inch box shade tree and four, five-gallon shrubs per tree.
10. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning 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.
11. 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. The applicant shall 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.
12. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC&Rs.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Provide paved drivable access to all manholes located in Public Sewer Easements per Recorded Document 20051018:02961 and 950928:00850. No trees or landscaping over three feet tall are allowed within said public sewer easements.
15. Prior to the submittal of construction drawings, coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable connection point to public sewer. The existing eight-inch public sewer on the south edge of the property has limited capacity.
16. Prior to the issuance of any building permits, provide proof a recorded Joint Access Agreement between this site and the site to the east where a shared driveway is proposed.
17. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.
18. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.

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19. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
20. Site Development to comply with all applicable conditions of approval for SDR-4206, TMP-5879 and all other applicable site-related actions.

Sincerely,



Jacquie Miller
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk



Thomas A. Perrigo
Acting Director
Planning

cc: Mr. Gregg Borgel
300 South 4th Street, Suite 1500
Las Vegas, Nevada 89134