



August 25, 2014

LAS VEGAS
CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

Trinity Peak III
2300 West Sahara Avenue, Ste 520
Las Vegas, Nevada 89102

RE: SDR-54335 [PRJ-54137] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-54334
CITY COUNCIL MEETING OF AUGUST 20, 2014

Dear Applicant:

The City Council at a regular meeting held August 20, 2014 APPROVED the request for a Site Development Plan Review FOR 110,798 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF 8,000 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND 306 RESIDENTIAL UNITS on 10.25 acres at the southeast corner of Peak Drive and Buffalo Drive (APNs 138-15-310-034 and 035), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2014. This approval is subject to:

Planning

1. 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:

Applicant is required to 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.

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.

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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.

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.

2. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-54334) shall be required, if approved.
3. 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.
4. All development shall be in conformance with building 1 & 2 elevations and floor plans, date stamped 05/22/14 and the building 3 & 4 elevations, site plan and landscape plans, date stamped 06/16/14, except as amended by conditions herein.
5. 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.
6. The development shall provide a minimum of one standard loading space near the vicinity of the commercial spaces.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The minimum distance between buildings shall be 10 feet.
10. 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.
11. 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.

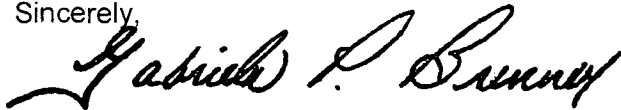
13. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

15. Remove and replace all substandard public improvements, if any, adjacent to this site on Buffalo Drive, Peak Drive, and Fire Mesa Street and replace with new improvements meeting current City Standards concurrent with on-site development activities.
16. Construct medians which include pedestrian refuges, as directed by the City Traffic Engineer, in Buffalo Drive concurrent with on-site development activities.
17. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
18. This development shall connect to the 15-inch public sewer main in Buffalo Drive. Alternatively, construct a relief sewer in Peak Drive at a size, depth, and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works concurrent with on-site development activities.
19. Landscape and maintain all unimproved rights-of-way, if any, 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. 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.

21. 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Jan Goyer
Ovation Development
6021 South Fort Apache, Ste 100
Las Vegas, Nevada 89148

Ms. Tabitha Fiddymont
Kaempfer Crowell
8345 West Sunset Road, Ste 250
Las Vegas, Nevada 89113