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/city of las vegas

July 16, 2015

Ms. Deirdre Waitt
Shiron Development, LLC
4322 West Cheyenne Avenue
North Las Vegas, Nevada 89032

**RE: ABEYANCE - SDR-58164 [PRJ-58104] - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF JULY 15, 2015**

Dear Ms. Waitt:

The City Council at a regular meeting held on July 15, 2015 voted to **APPROVE** a request for possible action on a request for a Site Development Plan Review FOR A PROPOSED 261-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT CONSISTING OF SIX, 35-FOOT TALL, THREE-STORY BUILDINGS AND ACCESSORY CLUBHOUSE WITH A WAIVER TO ALLOW NO SINGLE-STORY STRUCTURES ACTING AS A BUFFER TO THE SINGLE-FAMILY RESIDENTIAL USES TO THE NORTH on a 10.56-acre portion of a 30.25-acre parcel at the northwest corner of Centennial Parkway and Tenaya Way (APN 125-22-401-014), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross) [PRJ-58104].

The approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval of Rezonings (Z-0043-00 and ZON-9908).
2. 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.
3. All development shall be in conformance with the site plan date stamped 07/14/15, building elevation plans date stamped 07/14/15 and 05/12/15, and landscape plans and sections date stamped 07/14/15, except as amended by conditions herein.
4. An eight-foot solid screen wall shall be provided along the northern property line of Phase 2 of the Paxton Walk development. The wall shall be composed of 100 percent decorative material in accordance with the standards of the city of Las Vegas and shall include 20 percent contrasting material and color. Neither contrasting texture of the same material nor light to dark variations of the same color are permitted.

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5. The developer shall, within 60 days of approval of this Site Development Plan Review by City Council, install a temporary property fence along the vacated portion of Darling Road between John Herbert and Tioga Way to enclose the full area controlled by the developer and to secure it from unauthorized access.
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. A perimeter wall detail shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to indicate perimeter walls that conform to Town Center Development Standards Manual Figure 10. Plans shall include an elevation view that indicates materials, textures, color and height.
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. In the median on Centennial Parkway, provide 20-foot brown trunk height Mexican Fan Palms;
 - b. In the amenity zone along Centennial Parkway, provide 25-foot brown trunk height Mexican Fan Palms;
 - c. In the landscape setback area along Centennial Parkway, provide one additional Mexican Fan Palm tree cluster west of the proposed gated entry.
 - d. Trees in the landscape setback along Tenaya Way shall be spaced at 20-foot intervals for a total provision of at least eight trees.
10. 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.

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11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Construct all incomplete half-street improvements on Centennial Parkway and John Herbert Boulevard per Town Center Development Standards, including the required Multi-Use Non-Equestrian Trail adjacent to this site concurrent with onsite development activities.
14. Construct all half-street improvements on Darling Road adjacent to this site unless otherwise amended by an approved Waiver to defer off-site improvements. Said application shall be submitted within 45 days from the date of approval of the Site development Plan Review by City Council.
15. Sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per City Standards (including curb and gutter, sidewalks, permanent paving, streetlights and possibly fire hydrants and sewers) on Darling Road adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided prior to the issuance of a certificate of occupancy for this site.
16. Concurrent with development of this site, provide a public sewer stub to Darling Road at a size and location acceptable to the Sanitary Sewer Section of the Department of Public Works. Provide public sewer easements for all public sewer located within the boundaries of this site. Future development phases of this parcel may require the construction of a sewer relief project in Bilpar Road to the east.
17. Construct a bus shelter pad, as directed by the City Traffic Engineer, on the south side of Centennial Boulevard concurrent with onsite development activities.

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18. If this site creates condominiums, the Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
19. Landscape and maintain the median island on Centennial Parkway. 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.
20. Submit an Encroachment Agreement for any landscaping and private improvements in the Darling Road, Centennial Parkway and John Herbert Boulevard public rights-of-way, including the median islands, prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
21. A 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, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1, #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless

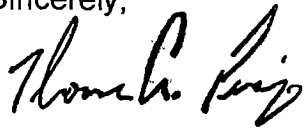
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specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, 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.

22. 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 the issuance of any grading or building permits, submittal of construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
23. Site development to comply with all applicable conditions of approval for SDR-49175, and all other applicable site-related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 16, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

OK

TAP:clb

cc: Ms. Deirdre Waitt
Blue Marble Development LLC
4322 West Cheyenne Avenue
North Las Vegas, Nevada 89032