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/city of las vegas

August 20, 2015

Mr. Earnest Patton Jr.
Affordable Housing for Everyone
5715 West Alexander Road, Suite #155
Las Vegas, Nevada 89106

**RE: SDR-58932 [PRJ-58587] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAC-59208
CITY COUNCIL MEETING OF AUGUST 19, 2015**

Dear Mr. Patton:

The City Council at a regular meeting held on August 19, 2015 **APPROVED** a request for a Site Development Plan Review FOR TWO PROPOSED FOUR-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENTS WITH A WAIVER TO ALLOW A RESIDENTIAL ADJACENCY SETBACK OF SIX FEET WHERE A MINIMUM OF 67.5 FEET IS REQUIRED AND WAIVERS TO ALLOW ZERO-FOOT WIDE LANDSCAPE BUFFERS ALONG A PORTION OF THE NORTH AND SOUTH PROPERTY LINES WHERE SIX FEET IS REQUIRED AND A 9-FOOT WIDE LANDSCAPE BUFFER ADJACENT TO THE RIGHT OF WAY WHERE TEN FEET IS REQUIRED on 0.48 acres at 1961-1973 Simmons Street (APNs 139-20-301-007 and 008), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow) [PRJ-58587].

The approval is subject to the following conditions:

Planning

1. The applicant shall reconstruct and bring up to current code the perimeter walls along the north, south and west property lines with decorative block.
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, landscape plan and building elevations, date stamped 05/20/15, except as amended by conditions herein.
4. A Waiver from Title 19.06.110 is hereby approved, to allow a nine-foot wide landscape buffer along the east perimeter where 10 feet is the minimum required.
5. A Waiver from Title 19.06.110 is hereby approved, to allow zero-foot wide landscape buffers along a portion of the north and south perimeters where six feet is the minimum required.

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6. An Exception from Title 19.06.040 is hereby approved, to allow 32 perimeter landscape trees within the north, south, east and west landscape buffers where 42 trees are required.
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. 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.
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.
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:
 - Record a stand-alone noise disclosure form against the land, and provide a copy of the recorded document to the Clark County Department of Aviation;
 - Provide a copy of the recorded noise disclosure form to future buyers/renters, separate from other escrow documents, and provide a copy of the document to the Clark County Department of Aviation;
 - Provide a map to future buyers/renters, as part of the noise disclosure notice, that highlights the project location and associated flight tracks, provided by the Department of Aviation when property sales/leases commence;
 - Incorporate an exterior to interior noise level reduction of 30 decibels into the building construction for the habitable space that exceeds 35 feet in height or 25 decibels into the building construction for the habitable space that is less than 35 feet in height.

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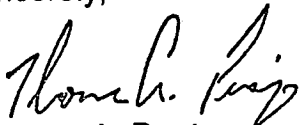
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. A Petition of Vacation, such as VAC-59208, shall record prior to the issuance of any building permits to eliminate any drainage easements conflicts with this site.
14. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. 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.
15. Driveways must be constructed to meet the intent of Standard Drawing #225 or #226.S1 with a maximum opening of 32 feet. Amend for ADA Compliance with the traffic engineer approval. Egressing vehicles shall not back out into the roadway per Las Vegas Municipal Code Title 13.16.190.
16. Any landscape and maintain all unimproved rights-of-way 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.
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 20, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb