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November 5, 2015

Ms. Geraldine E. Silva
GES Family LP
2101 North West Cascade View Drive
Bend, Oregon 97701

**RE: ABEYANCE - SDR-59494 [PRJ-59369] - SITE DEVELOPMENT PLAN
REVIEW RELATED TO VAR-59491 AND SUP-59492
CITY COUNCIL MEETING OF NOVEMBER 4, 2015**

Dear Ms. Silva:

The City Council at a regular meeting held on November 4, 2015 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 227-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH WAIVERS TO ALLOW AN EIGHT-FOOT LANDSCAPE BUFFER ON A PORTION OF THE NORTH PROPERTY LINE AND A ZERO-FOOT LANDSCAPE BUFFER ON THE EAST PROPERTY LINE WHERE 15 FEET IS THE MINIMUM REQUIRED on 7.09 acres at the southeast corner of Vegas Drive and Rock Springs Drive (APN 138-27-501-001), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-59369].

This approval is subject to the following conditions:

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 for Buildings 1, 2 and 3 date stamped 09/21/15, as well as in conformance with building elevations for Building 4 date stamped 08/12/15, except as amended by conditions herein.
3. A Waiver from Title 19.08.070 is hereby approved, to allow an eight-foot landscape buffer on a portion of the north property line where 15 feet is the minimum required and a zero-foot landscape buffer on the east property line where 8 feet is the minimum required.
4. 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.
7. 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. The applicant shall replace the proposed 24-inch box trees in the southern landscaping buffer with shrubs in order to prevent tree roots from compromising the existing drainage pipe located in the drainage easement adjacent to the southern property line.
8. 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. 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;
 - 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.
- 9. 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.
- 10. deleted
- 11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

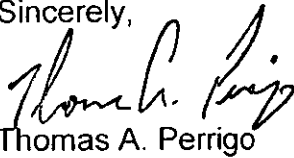
- 12. Dedicate 30 feet of right-of-way adjacent to this site for Rock Springs Drive where such does not exist.
- 13. Construct all half-street improvements on Rock Springs Drive to match existing improvements to the north and south meeting current City Standards concurrent with on site development activities. 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
- 14. 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.
- 15. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
- 16. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all private improvements (sound walls) in the Vegas Drive and US-95 public rights-of-way, if any, adjacent to this site prior to constructing any improvements within NDOT jurisdiction.

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17. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 5, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning



TAP:clb

cc: Mr. Jon Goyer
Ovation Development
6021 South Fort Apache Road, Suite #100
Las Vegas, Nevada 89148

Mr. Pete Laas
Impulse Civil Engineering
5135 Camino Al Norte, Suite #284
North Las Vegas, Nevada 89031