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August 20, 2015

Mr. Jose Pichardo
1797 Anelli Court
Henderson, Nevada 89012

**RE: SDR-59513 [PRJ-59321] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-59511 AND VAR-59512
CITY COUNCIL MEETING OF AUGUST 19, 2015**

Dear Mr. Pichardo:

The City Council at a regular meeting held on August 19, 2015 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 10-UNIT, THREE-STORY MULTI-FAMILY RESIDENTIAL BUILDING WITH A WAIVERS TO ALLOW A SIX-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PERIMETER WHERE TEN FEET IS THE MINIMUM REQUIRED AND A ZERO-FOOT BUFFER ALONG A PORTION OF THE EAST PERIMETER WHERE SIX FEET IS THE MINIMUM REQUIRED on 0.24 acres at 625 South 10th Street (APN 139-34-810-110), R-1 (Single Family Residential) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-59324].

The approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-59511) and Variance (VAR-59512 shall be required, if approved.
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 05/28/15 , except as amended by conditions herein.
4. A Waiver from Title 19.06.110 is hereby approved, to allow a six-foot landscaping buffer within a portion of the western perimeter adjacent to the 10th Street right-of-way where ten feet is the minimum required.
5. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot landscaping buffer within a portion of the eastern perimeter adjacent to the alleyway at the rear of the property where six feet is the minimum required.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

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/city of las vegas

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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 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.
9. 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

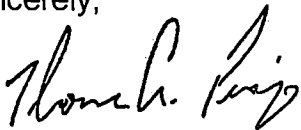
Public Works

12. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site on 10th Street in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
13. Remove all substandard alley improvements concurrent with the 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. A geotechnical soils report shall be submitted concurrent with the submittal of off-site construction drawings for the site and shall be approved prior to the issuance of any offsite permits.

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. Submit an Encroachment Agreement for landscaping and private improvements in the 10th Street public right-of-way prior to this 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 (229-4836).
17. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, 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