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November 19, 2015

Mr. Thomas Schoeman, AIA
EL WALKER, LLC
37 Promontory Ridge Drive
Las Vegas, Nevada 89135

**RE: SDR-61033 [PRJ-60529] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-61027, VAR-61029, VAR-61030 AND VAR-61032
CITY COUNCIL MEETING OF NOVEMBER 18, 2015**

Dear Mr. Schoeman:

The City Council at a regular meeting held on November 18, 2015 **APPROVED** a request for a Site Development Plan Review FOR A TWO-STORY, THREE-UNIT MULTI-FAMILY DEVELOPMENT WITH WAIVERS TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PERIMETER WHERE EIGHT FEET IS REQUIRED AND A ZERO-FOOT LANDSCAPE BUFFER ALONG THE WEST AND NORTH PERIMETERS WHERE A 15-FOOT LANDSCAPE BUFFER IS REQUIRED on 0.16 acres adjacent to the southeast corner of Bonneville Avenue and 8th Street (APN 139-34-810-050), P-R (Professional Office and Parking) [PROPOSED: R-4 (High Density Residential)] Zone, Ward 3 (Coffin) [PRJ-60529].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-61027), Variance (VAR-61029), Variance (VAR-61030) and Variance (VAR-61032) 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 black and white site plan and landscape plan date stamped 09/21/15, color site plan and landscape plan date stamped 09/23/15 and building elevations date stamped 08/27/15, except as amended by conditions herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
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/city of las vegas

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4. A Waiver from Title 19.06.120 is hereby approved, to allow a zero-foot landscape along the southern perimeter where an eight-foot landscape buffer is required and a zero-foot landscape buffer along the west and north perimeter where a 15-foot landscape buffer is required.
5. An Exception from Title 19.06.040 is hereby approved, to allow zero perimeter landscape trees within the north, south and west landscape buffers where 24-inch box trees are required to be spaces 20 feet apart.
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. 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

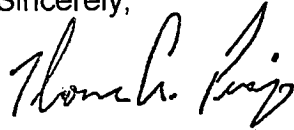
12. Dedicate a 10-foot radius corner at the southeast corner of Bonneville Avenue and 8th Street prior to the approval of construction drawings.

13. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, 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.
14. Landscape and maintain all unimproved rights-of-way, if any, on Bonneville Avenue and Eighth Street adjacent to this site. All 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.
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.
16. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Bonneville Avenue and 8th Street public rights-of-way 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 (229-4836).
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.

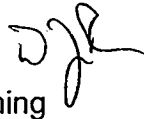
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The Notice of Final Action was filed with the Las Vegas City Clerk on November 19, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning



TAP:clb

cc: Mr. Thomas Schoeman, AIA
Main Street Development
37 Promontory Ridge Drive
Las Vegas, Nevada 89135

Mr. Alan Heinrich
D3 Design Studios
530 Las Vegas Boulevard South
Las Vegas, Nevada 89101