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September 8, 2016

Ms. Velia I. Waite
5450 Tea Leaf Street
North Las Vegas, Nevada 89031

**RE: SDR-61298 [PRJ-60890] - TABLED - RENOTIFICATION – SITE
DEVELOPMENT PLAN REVIEW - PUBLIC HEARING
CITY COUNCIL MEETING OF SEPTEMBER 7, 2016**

Dear Ms. Waite:

The City Council at a regular meeting held on September 7, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED SIX-UNIT, TWO-STORY MULTI-FAMILY RESIDENTIAL BUILDING WITH WAIVERS TO ALLOW A FOUR-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE SOUTH PERIMETER WHERE TEN FEET IS REQUIRED AND TO ALLOW A ZERO-FOOT BUFFER ALONG A PORTION OF THE WEST PERIMETER WHERE FIVE FEET IS THE MINIMUM REQUIRED on 0.24 acres located on the north side of McWilliams Avenue, approximately 105 feet west of "F" Street (APN 139-27-310-036), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow) [PRJ-60890].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-61297) 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, building elevations and landscape plan date stamped 07/26/16, except as amended by conditions herein.
4. A Waiver from Title 19.06.120 is hereby approved, to allow a four-foot landscape buffer along a portion of the south perimeter where ten feet is required and to allow a zero-foot buffer along a portion of the west perimeter where five feet is the minimum required.

5. An Exception from Title 19.06.040 is hereby approved, for planting materials with the provided landscaping buffers and parking lot area. The applicant has proposed to utilize a combination of shrubs within the eastern landscape buffer which do not meet the spacing and size requirements, where 24" box trees are required as outlined in Title 19.06.040.
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 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

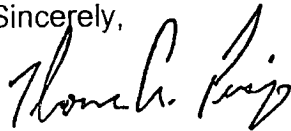
11. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site. The sidewalk path along McWilliams Avenue must comply with Americans with Disabilities Act (ADA) guidelines.
12. Prior to the issuance of any permits, grant a Pedestrian Access Easement for any public sidewalk located outside of the public right-of-way.
13. 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.

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14. Submit an Encroachment Agreement to the City of Las Vegas for all landscaping and private improvements in the McWilliams Avenue public right-of-way adjacent to this site. 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).
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. 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 September 8, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Armando Monarrez
3521 Gloucester Gate Street
Las Vegas, Nevada 89122