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June 16, 2016

Andrew Frank, et al
P.O. Box 6312
Woodland Hills, California 91365

**RE: SDR-63975 [PRJ-63952] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-63974
CITY COUNCIL MEETING OF JUNE 15, 2016**

Dear Applicant:

The City Council at a regular meeting held on June 15, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED NINE-UNIT ADDITION AND OTHER SITE IMPROVEMENTS TO AN EXISTING NINE-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT AND WAIVERS TO ALLOW A ZERO-FOOT WIDE PERIMETER LANDSCAPE BUFFER ALONG A PORTION OF THE NORTH PROPERTY LINE WHERE SIX FEET IS REQUIRED AND ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.72 acres at 3900 Melody Lane (APN 139-19-802-005), R-3 (Medium Density Residential) Zone, Ward 5 (Barlow) [PRJ-63952].

This approval is subject to the following conditions:

Planning

1. An Exception from Title 19.06.040 is hereby approved, to allow the existing mature oleander shrubs along the portion of the west property line adjacent to the parking lot where four 24-inch box trees and 16 five-gallon shrubs are required.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-63974) shall be required, if approved.
3. Conformance to the approved conditions for Rezoning (Z-0034-69) and Rezoning (Z-0042-74).
4. 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.
5. All development shall be in conformance with the site plan and landscape plan date stamped 04/25/16 and building elevations date stamped 03/24/16, except as amended by conditions herein.
6. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot perimeter landscape buffer along the Willow Trail frontage where 15 feet is 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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Extend a minimum six-foot wide landscape buffer along the north property line westward from the end of the proposed buffer to the side yard setback line located five feet from the west property line. Provide one additional 24-inch box deciduous or evergreen tree and four five-gallon shrubs in the provided buffer area;
 - Provide three additional 24-inch box shade trees at the ends of parking rows in the proposed parking lot;
 - Provide three additional 24-inch box deciduous or evergreen trees within the perimeter landscape buffer along the east property line;
 - Provide a minimum of four five-gallon shrubs per required tree in required perimeter landscape buffers.
10. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

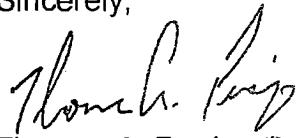
Public Works

12. Grant a Public Pedestrian Access Easement for the sidewalk located outside of the public right of way along Willow Trail prior to the issuance of permits for this site.
13. A deviation from standards for the non-standard street section design for Willow Trail is hereby approved as shown on the approved site plan. Any further deviations will require separate approval from the City Engineer.

14. Landscape and maintain all unimproved right-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.
15. Prior to the issuance of permits, sign a Covenant Running with Land agreement for the possible future installation of half-street improvements per City Standards (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Melody Lane adjacent to this site. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the release of this parcel map for recordation.
16. Submit an Encroachment Agreement for landscaping and private improvements in the Melody Lane and Willow Trail public rights 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 applicant and any successors in interest to the property and assigns pursuant to the terms 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, 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 June 16, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

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cc: Ms. Jacqueline N. Walton, Esq.
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