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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



/city of las vegas

July 21, 2016

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WRP Subtrust-Peccole William Shane etal &
Peccole William Shane Trust
8689 West Charleston Boulevard, Suite #109
Las Vegas, Nevada 89117

**RE: SDR-64442 [PRJ-64062] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-64439, SUP-64440 AND VAR-64441
CITY COUNCIL MEETING OF JULY 20, 2016**

Dear Applicant:

The City Council at a regular meeting held on July 20, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY MIXED USE DEVELOPMENT, INCLUDING 3,838 SQUARE FEET OF COMMERCIAL SPACE AND 12 MULTI-FAMILY RESIDENTIAL UNITS, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A THREE-FOOT BUFFER ALONG THE NORTH PROPERTY LINE WHERE SIX FEET IS REQUIRED AND A TWO-FOOT BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.51 acres at the northeast corner of Bonneville Avenue and 6th Street (APNs 139-34-710-017 through 019), R-4 (High Density Residential) and P-R (Professional Office and Parking) Zones [PROPOSED: R-4 (High Density Residential)], Ward 3 (Coffin) [PRJ-64062].

This approval is subject to the following conditions:

Planning

1. Approval of a Rezoning (ZON-64439) and approval of and conformance to the Conditions of Approval for a Special Use Permit (SUP-64440) and Variance (VAR-64441) 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 date stamped 06/01/16, landscape plan date stamped 05/17/16, and building elevations date stamped 04/28/16, except as amended by conditions herein.
4. A Waiver from Title 19.06 is hereby approved, to allow a three-foot perimeter landscape buffer along the north property line where six feet is required and a two-foot buffer along the south property line where 10 feet is required.
5. An Exception from Title 19.08.110 is hereby approved, to allow three parking lot trees in nonstandard planters where four trees in five-foot wide raised planters are required.

6. An Exception from Title 19.08.110 is hereby approved, to allow no onsite perimeter buffer trees where 12 trees are required in the north and south perimeter landscape buffer areas.
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. 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. The technical landscape plan shall include four five-gallon shrubs per parking lot tree provided.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

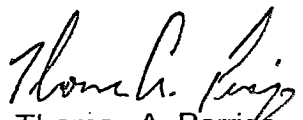
Public Works

12. Dedicate 10 feet of right-of-way on Bonneville Avenue concurrent with development of this site. Alternatively, sign and record a pedestrian access easement for Bonneville Avenue.
13. Construct all incomplete half-street improvements in accordance with the approved Site Plan (set back sidewalk and landscaped buffer) on Bonneville Avenue and 6th Street adjacent to this site concurrent with development of this site.
14. Correct all American's with Disabilities Act (ADA) deficiencies adjacent to this site on Bonneville Avenue and 6th Street, including the alley curb cuts, in accordance with the Downtown Development Standards and code requirements of Title 13.56.040, to the satisfaction of the City Engineer, 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.

15. Landscape and maintain all unimproved rights-of-way on Bonneville Avenue and 6th Street 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.
16. Submit an Encroachment Agreement for landscaping and private improvements in the Bonneville Avenue and 6th Street 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 (702-229-4836).
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.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2016.

Sincerely,



Thomas A. Perrigo

Director
Department of Planning

TAP:clb

cc: Mr. Thomas J. Schoeman
Main Street Development LLC
353 East Bonneville Avenue, Suite #610
Las Vegas, Nevada 89101

Mr. Robert Messiana
Jawa Studio
105 East Charleston Boulevard, Suite #250
Las Vegas, Nevada 89104