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/city of las vegas

October 20, 2016

Mr. Charles Donohue, Administrator
State of Nevada Division of Lands
901 South Stewart Street, Suite #5003
Carson City, Nevada 89701-5246

**RE: ABEYANCE - SDR-64479 [PRJ-64414] - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF OCTOBER 19, 2016**

Dear Mr. Donohue:

The City Council at a regular meeting held on October 19, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 22,720 SQUARE-FOOT EXPANSION OF AN EXISTING SOCIAL SERVICE PROVIDER, REVISED BUILDING ELEVATIONS AND OTHER SITE IMPROVEMENTS, WITH A WAIVER TO ALLOW A FOUR-FOOT PERIMETER LANDSCAPE BUFFER ALONG PORTIONS OF THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 6.94 acres at 6300 West Oakey Boulevard (APN 163-02-601-005), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-64414].

This approval is subject to the following conditions:

Planning

1. Traffic signage denoting "No Left Turn" shall be installed at the driveway located closest to the intersection of Verdinal Drive.
2. A revised landscape plan shall be submitted to the Department of Planning prior to or at the same time application is made for a building permit, depicting intense landscape improvements adjacent to the three proposed pre-fabricated buildings, so as to mitigate their visual impact from Oakey Boulevard.
3. 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.
4. All development shall be in conformance with the site plan date stamped 05/18/16 and landscape plan and building elevations, date stamped 04/28/16, except as amended by conditions herein.

5. If parking Variance (VAR-66259) is not approved, a shared parking agreement or similar document satisfactory to the City Attorney for a minimum of 201 additional parking spaces on this parcel, the CSN parcel to the north and/or the State Lands parcel to the west, shall be submitted to the Department prior to the issuance of a building permit for new construction.
6. A Waiver from Title 19.08 is hereby approved, to allow a four-foot perimeter landscape buffer along portions of the south property line where 15 feet is required.
7. An Exception from Title 19.08.110 is hereby approved, to allow no parking lot trees where two trees are required at the end of parking rows.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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

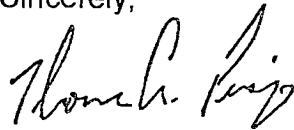
12. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City standards concurrent with development of this site. Additionally correct all Americans with Disabilities Act (ADA) deficiencies on the pedestrian paths adjacent to this site concurrent with on-site development activities. 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.

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12. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Oakey Boulevard Pavement Overlay – Valley View Boulevard to Rainbow Boulevard" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
13. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 20, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Bill Risley
Opportunity Village
6300 West Oakey Boulevard
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