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October 20, 2016

Mr. Jose Pichardo
1797 Anelli Court
Henderson, Nevada 89012

**RE: SDR-65382 [PRJ-65295] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-66029, VAR-65380 AND SUP-65379
CITY COUNCIL MEETING OF OCTOBER 19, 2016**

Dear Mr. Pichardo:

The City Council at a regular meeting held on October 19, 2016 **APPROVED** a request for a Major Amendment of an approved Site Development Plan Review (SDR-59513) FOR A PROPOSED THREE-STORY MIXED-USE DEVELOPMENT CONSISTING OF 140 SQUARE FEET OF RESTAURANT USES AND 18 MULTI-FAMILY RESIDENTIAL UNITS, WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE WEST PROPERTY LINE WHERE SIX FEET WAS APPROVED on 0.24 acres on the east side of 10th Street, approximately 50 feet north of Garces Avenue (APN 139-34-801-012), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-65295].

This approval is subject to the following conditions:

Planning

1. Any above ground utility appurtenance shall be located interior to the site.
2. If the mixed use component is eliminated the front hardscape shall be amended to landscaping.
3. Approval of and conformance to the Conditions of Approval for Variance (VAR-65380) and Special Use Permit (SUP-65379) shall be required, if approved.
4. This approval is a major amendment to, and shall run concurrently with, Site Development Plan Review (SDR-59513). No further action is needed, as the amendment is extended, exercised or expired with SDR-59513.

5. All development shall be in conformance with the site plan date stamped 06/23/16, landscape plan date stamped 06/27/16, building elevations date stamped 06/23/16 and 07/05/16 and floor plans date stamped 06/23/16, 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 west property line where six 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.
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.

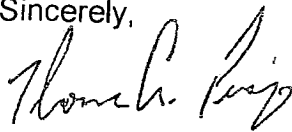
Public Works

12. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site on 10th Street 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.
13. Remove all substandard alley improvements concurrent with the 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. A geotechnical soils report shall be submitted concurrent with the submittal of off-site construction drawings for the site and shall be approved prior to the issuance of any offsite permits.

14. Landscape and maintain all unimproved rights-of-way, if any, 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. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
16. Submit an Encroachment Agreement for landscaping and private improvements in the 10th Street public right-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 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 patterns for this site prior to submittal of construction plans or 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 October 20, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb