



CORRECTED LETTER

December 28, 2016

Mr. Jim Kalhorn
Prometheus & Atlas Real Estate Development
2948 Country Club Drive
Colorado Springs, Colorado 80909

LAS VEGAS
CITY COUNCIL

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CITY MANAGER

**RE: SDR-66761 [PRJ-66760] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO MOD-66820 AND VAR-66821
CITY COUNCIL MEETING OF DECEMBER 21, 2016**

Dear Applicant:

The City Council at a regular meeting held on December 21, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 42-UNIT CONDOMINIUM DEVELOPMENT WITH WAIVERS TO ALLOW 16-FOOT RETAINING WALLS WHERE THREE FEET, SIX INCHES IS THE MAXIMUM ALLOWED, AND TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER ALONG THE EAST AND WEST PROPERTY LINES WHERE SIX FEET IS REQUIRED on 5.00 acres on the north side of Buckskin Avenue, approximately 350 feet west of Cliff Shadows Parkway (APN 137-12-301-009), PD (Planned Development) Zone [L (Low Density Residential) Lone Mountain West Land Use Designation] PROPOSED: [ML (Medium-Low Density Residential) Lone Mountain West Land Use Designation], Ward 4 (Anthony) [PRJ-66760].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-66821) 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, landscape plan date stamped 10/10/16, and building elevations, date stamped 09/20/16, except as amended by conditions herein.

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4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. A Waiver from the Lone Mountain West Development Standards is hereby approved, to allow up to 16-foot tall retaining walls where three-foot six is the maximum allowed.
6. A Waiver from Title 19.08 is hereby approved, to allow a zero-foot perimeter landscape waiver along portions of the east and west property lines.
7. An Exception from 19.08 is hereby approved, to allow zero parking lot landscape islands where one is required.
8. Trash enclosures shall be roofed and enclosed per Title 19.08 standards.
9. Reflective building materials are not permitted unless treated to eliminate glare.
10. Mechanical equipment shall be screened per the Lone Mountain West and Hillside Overlay development standards.
11. All walls, including retaining walls, shall either incorporate the use of native materials or be earth tone colors to match the native soils and rocks.
12. Solid walls and fences shall be prohibited within fifty vertical feet of a ridgeline in order to prevent impacts on wildlife corridors and maintain the natural area surrounding the ridgeline.
13. In cases where there are multiple-stepped retaining walls, a minimum of five shrubs of a five-gallon size, and five shrubs of a one-gallon size, for each twenty feet of linear planting area shall be planted in the area between the walls and at the base of the lowest wall. A minimum planting area of four feet is required between the retaining walls. Shrub types shall comply with the requirements of the Lone Mountain West and Hillside Overlay standards.
14. Fences that have pointed vertical elements shall not be permitted.
15. 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.
16. The minimum distance between buildings shall be 10 feet.

17. Per Title 19.10.140, any areas designated as a natural area shall be shown on the tentative subdivision map with the existing surveyed topographical information, and the area itself shall be identified with horizontal control data on the final subdivision map or parcel map.
18. Within areas designated as natural areas, site disturbance, other than for the construction of hiking trails, is not permitted.
19. Each natural area shall contain only those species that are indigenous to the native desert or mountain elevation and climate zone in which it exists.
20. The use of non-native or competitive species that could threaten the native flora within the area is prohibited. Landscaping shall be designed so as to avoid invasive species that could negatively impact indigenous plant species. Invasive species shall be identified through a recognized resource, such as a local Cooperative Weed Management Area
21. 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: Replace the Canary Island Palm Trees with a tree species on the approved Lone Mountain West Appendix B.
22. In order to meet the perimeter landscape buffer requirements of Title 19.08, three additional 24-inch box trees are required along the south property line (nine trees total along this property line).
23. 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.
24. 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.
25. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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Public Works

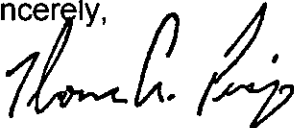
26. Dedicate 30-feet of right-of-way and the right-of-way required for the northern half of the terminating cul-de-sac adjacent to this site for Buckskin Avenue on the Final Map for this site. Additionally, grant an Equestrian Trail Easement along the eastern portion of this site, acceptable to both the Department of Public Works and the Planning Department, to be privately maintained by the Homeowner's Association on the Final Map for this site.
27. Construct the required Equestrian Trail, acceptable to both the Department of Public Works and the Planning Department, on the east side of this site concurrent with on-site development activities.
28. In accordance with Title 13.56.040, remove all substandard public street improvements and unused driveway cuts on Buckskin Avenue adjacent to this site and replace with new improvements meeting current City Standards 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.
29. Grant a 20-foot wide Public Sewer Easement over the proposed public sewer connection on the Final Map for this site. No trees or landscaping over 3-feet tall and no structures shall be allowed within the Public Sewer Easement. Contact the Sanitary Sewer Planning Section of the Department of Public Works at 702-229-6541 for details on Public Sewer Easement dimensions.
30. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
31. 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.

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32. An update to the previously approved Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
33. 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 December 22, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:nl

cc: Mr. Arnold Stalk
840 S. Rancho Drive, Suite #4
Las Vegas, Nevada 89106