



June 22, 2017

**LAS VEGAS
CITY COUNCIL**

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Mr. John Vornsand, AICP
FDD Investments LLC
1436 Marion Drive
Las Vegas, Nevada 89110

**RE: SDR-68888 [PRJ-68884] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-68886 AND ZON-68887
CITY COUNCIL MEETING OF JUNE 21, 2017**

Dear Mr Vornsand:

The City Council at a regular meeting held on June 21, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 44-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE WHERE 15 FEET IS REQUIRED AND A 10-FOOT LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE WHERE 15 FEET IS REQUIRED on 0.89 acres on the northwest corner of Charleston Boulevard and Shiloah Drive (APNs 140-31-401-038 through 040), R-2 (Medium-Low Density Residential) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-68884].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-68886), Rezoning (ZON-68887) shall be required
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, and building elevations, date stamped 03/28/17, except as amended by conditions herein.

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TTY 711



- 4 A Waiver from UDC 19.08 is hereby approved, to allow a zero-foot-wide landscape planter on the north property line and a ten-foot-wide landscape planter on the south property line
- 5 An Exception from UDC 19 08 is hereby approved, to allow no parking lot landscaping
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
- 8 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.
9. A revised site plan shall be submitted to and approved by the Department of Planning Department, prior to the time application is made for a building permit, to reflect the changes herein
- 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 the following changes from the conceptual landscape plan. perimeter landscaping shall be provided on the west property line in accordance with UDC 19 08.
- 11 Revised elevations shall be submitted to and approved by the Department of Planning prior to the time application is made for a building permit to reflect stone veneer on the first floor up to sill level of the windows.
- 12 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

13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

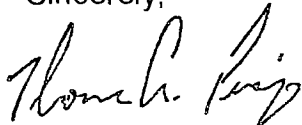
15. Remove all unused driveways and correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site
16. Concurrent with development of this site, construct a median island in Shiloah Drive at a length and location acceptable to the City of Las Vegas Traffic Engineer to prohibit left turns into the proposed southern driveway
17. Concurrent with development of this site, remove the existing Individual Sewage Disposal System (ISDS) according to Southern Nevada Health District Environmental Health Division ISDS regulations.
18. 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
19. Submit a License Agreement for landscaping and private improvements in the Shiloah Drive public right-of-way prior to the issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 License 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 License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

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20. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for all driveways or other private improvements, if any, in the Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction
21. 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 June 22, 2017

Sincerely,



Thomas A Perrigo
Director
Department of Planning

TAP PL clb

cc: Mr John Vornsand, AICP
62 Swan Circle
Henderson, Nevada 89074

Mr Dan Pugliese
1436 Marion Drive
Las Vegas, Nevada 89110