



Las Vegas
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City Manager

July 20, 2017

BDR Cascadia, LLC
756 S Broadway, Suite #1101
Los Angeles, California 90014

**RE: SDR-70269 [PRJ-69851] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-70263, VAR-70264, VAR-70265, SUP-70266, SUP-
70267 AND VAC-70268
CITY COUNCIL MEETING OF JULY 19, 2017**

Dear Applicant.

The City Council at a regular meeting held on July 19, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 15-STORY MIXED-USE DEVELOPMENT CONTAINING 193 MULTI-FAMILY RESIDENTIAL UNITS AND 28,817 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW ZERO FEET OF LANDSCAPE BUFFERING ALONG PORTIONS OF THE EAST, SOUTH AND WEST PROPERTY LINES WHERE 15 FEET IS REQUIRED, TO ALLOW ZERO FEET OF LANDSCAPE BUFFERING ALONG PORTIONS OF THE NORTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, AND TO ALLOW ZERO PERIMETER TREES WHERE 34 ARE REQUIRED on 1.05 acres at the northwest corner of Lewis Avenue and Maryland Parkway (APN'S 139-34-712-099, 100, 101 and 120), R-4 (High Density Residential) Zone [PROPOSED. C-1 (Limited Commercial)], Ward 3 (Coffin) [PRJ-69851].

This approval is subject to the following conditions

Planning

- 1 Approval of and conformance to the Conditions of Approval for Rezoning (ZON-70263), Variance (VAR-70264), Variance (VAR-70265), Special Use Permit (SUP-70266), Special Use Permit (SUP-70267), and Vacation (VAC-70268) 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.

DEPARTMENT OF PLANNING

- 3 All development shall be in conformance with the site plan dated 05/30/17, landscape plan, and building elevations date stamped 04/27/17, except as amended by conditions herein.
4. All utility and mechanical equipment shall be screened per Title 19
5. A Waiver from Title 19 08 is hereby approved, to allow a zero-foot landscape buffer area along portions of the east, south and west property lines where 15 feet is required, a zero-foot landscape buffer area along portions of north property where eight feet is required, and to allow zero perimeter trees where 34 are required Landscaping shall be installed within the right-of-way as shown on the approved landscape plan
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 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
10. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information. Design and location of construction trailer(s), design and location of construction fencing, all proposed temporary construction signage; location of materials staging area, and the location and design of parking for all construction workers
11. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
12. 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
- 13 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

14. A Petition of Vacation, such as VAC-70268, shall record to eliminate right-of-way in conflict with the proposed building, prior to the issuance of permits for this site or the recordation of a map, whichever may occur first.
15. 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, if any, to the satisfaction of the City Engineer and construct all incomplete improvements (streetlights) on adjacent public streets concurrent with development of this site. Sidewalk paths along 11th Street, Lewis Avenue and Maryland Parkway must comply with Americans with Disabilities Act (ADA) guidelines. 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. Dedicate a 10-foot radius the northeast corner of 11th Street and Lewis Avenue and a 10-foot radius at the northwest corner of Maryland Parkway and Lewis Avenue prior to the issuance of any permits as required by the Department of Public Works.
17. All private improvements and landscaping 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.
18. Submit a License Agreement for landscaping and private improvements in the Maryland Parkway, Lewis Avenue, and 11th Street public rights-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 within 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 applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836)
19. Prior to the submittal of any civil improvement drawings, meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable connection point to the public sewer interceptors in Clark Avenue.
20. One onsite parking spot shall be designated as a pick up and drop off spot for Transportation Service Providers (TSP) No parking is allowed within alley right-of-way or Public Roadway Easements on this site. The final geometry of the relocated alley shall accommodate minimum turning radii for a SU-30 design vehicle

21. A 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, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1, #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.
22. 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 20, 2017

Sincerely,



Robert Summerfield, AICP[®]
Acting Director
Department of Planning

RTS:PL:clb

cc: Mr. Chris Kaempfer
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135