



Las Vegas
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Office of the
City Manager
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July 20, 2017

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

**RE: SDR-70285 [PRJ-69852] - DITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-70273, VAR-70275, VAR-70280, SUP-70281 AND
SUP-70284
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 60 MULTI-FAMILY RESIDENTIAL UNITS AND 8,014 SQUARE FEET OF COMMERCIAL SPACE WITH WAIVERS TO ALLOW ZERO FEET OF LANDSCAPE BUFFERING ALONG PORTIONS OF THE EAST AND NORTH PROPERTY LINES WHERE 15 FEET IS REQUIRED, TO ALLOW ZERO FEET OF LANDSCAPE BUFFERING ALONG PORTIONS OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED, AND TO ALLOW ZERO PERIMETER TREES WHERE 19 ARE REQUIRED on 0.33 acres at the southwest corner of Lewis Avenue and 11th Street (APN 139-34-712-098), R-4 (High Density Residential) Zone [PROPOSED: C-1 (Limited Commercial)], Ward 3 (Coffin) [PRJ-69852]

This approval is subject to the following conditions.

Planning

- 1 Approval of and conformance to the Conditions of Approval for Rezoning (ZON-70273), Variance (VAR-70275), Variance (VAR-70280), Special Use Permit (SUP-70281), and Special Use Permit (SUP-70284) 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 date stamped 06/01/17, landscape plans date stamped 05/04/17, building elevations date stamped 05/01/17, and floor plans date stamped 06/01/17 and 05/01/17, except as amended by conditions herein

DEPARTMENT OF PLANNING

Development Services Center | 333 N. Rancho Drive | 3rd Floor | Las Vegas, NV 89106 | 702.229.6301 | FAX 702.474.0352 | TTY 7-1-1

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4. A Waiver from Title 19 08 is hereby approved, to allow a zero-foot landscape buffer area along portions of the east and north property lines where 15 feet is required, a zero-foot landscape buffer area along portions of south property where eight feet is required, and to allow zero perimeter trees where 16 are required. Landscaping shall be installed within the right-of-way as shown on the approved landscape plans.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All utility and mechanical equipment shall be screened per Title 19 standards.
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. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. All perimeter walls shall meet Title 19 standards.
11. 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.
12. 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.
13. 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.

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

Public Works

16. Dedicate a 10-foot radius at the southwest corner of 11th Street and Lewis Avenue prior to the issuance of any permits as required by the Department of Public Works
17. 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 concurrent with development of this site. Sidewalk paths along 11th Street and Lewis Avenue must comply with Americans with Disabilities Act (ADA) guidelines
18. Construct approximately 400 feet of relief sewer in Lewis Avenue from the alley on the west edge of this site to the alley between 11th Street and Maryland Parkway or another route acceptable to the Sanitary Sewer Planning Section of the Department of Public Works concurrent with onsite development activities
19. 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.
20. Submit a License Agreement for landscaping and private improvements in the 11th Street and Lewis Avenue 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)
21. One onsite parking spot shall be designated as a pick up and drop off spot for Transportation Service Providers (TSP)

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,

A handwritten signature in black ink, reading "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" and last name "Summerfield" clearly legible.

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