



August 17, 2017

RA Southeast Land Company, LLC
1215 South Fort Apache Road, Suite #120
Las Vegas, Nevada 89117

**RE: SDR-70293 [PRJ-70123] – SITE DEVELOPMENT PLAN REVIEW RELATED TO
MOD-70292
CITY COUNCIL MEETING OF AUGUST 16, 2017**

Dear Applicant

The City Council at a regular meeting held on August 16, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A 359-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 15.60 acres located adjacent to the south side of Alta Drive, 300 feet east of Rampart Boulevard (APN 138-32-723-003), PD (Planned Development) Zone, Ward 2 (Seroka) [PRJ-70123].

This approval is subject to the following conditions

Planning

- 1 Approval of and conformance to the Conditions of Approval for Major Modification (MOD-70292) 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 05/01/17, except as amended by conditions herein
- 4 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

Las Vegas City Council

Carolyn G. Goodman Mayor

Lois Tarkanian Mayor Pro Tem | Ricki Y. Barlow | Stavros S. Anthony | Bob Coffin | Steven G. Seroka | Michele Fiore

Office of the City Manager

Scott D. Adams City Manager

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

LAS VEGAS, NV 89101

- 5 These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit
- 6 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 conformance with the residential adjacency trash enclosure setback and a minimum 15-foot-wide landscape buffer along the east property line
7. 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: a minimum 15-foot wide landscape buffer along the east property line
- 8 A Master Sign Plan shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign 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 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
- 12 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

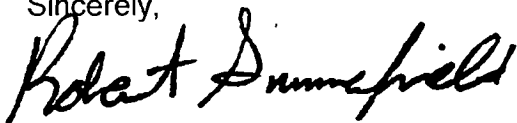
- 13 Prior to issuance of permits, grant a Public Pedestrian Access Easement for all public sidewalks, if any, located outside of the public right-of-way.

14. Concurrent with the closure of the existing driveway on Alta Drive, reconstruct the existing right turn/deceleration lane to meet the geometric intent of Standard Drawing #234 1 and grant the appropriate Public Roadway Easement that matches the engineered solution, unless otherwise allowed by the City Traffic Engineer
15. Concurrent with onsite development, dedicate and construct a right turn/deceleration lane on Alta Drive. This condition shall not be imposed if the required Traffic Impact Analysis determines that it is not required
16. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveways 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.
17. Prior to submittal of civil improvement drawings, meet with the Sanitary Sewer Section of the Department of Public Works for requirements to reroute the existing onsite private sewer service to other parcels and to determine an appropriate connection point for this site to the public sewer in Alta Drive.
18. 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
19. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.
20. 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
21. Submit a License Agreement for landscaping and private improvements in the Alta Drive public right-of-way, if any, 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 (702 229 4836)

- 22 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.
- 23 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 August 17, 2017

Sincerely,



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

RTS:PL clb

cc: The Calida Group, LLC
10777 West Twain Avenue, Suite #115
Las Vegas, Nevada 89135

Mr. Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135