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**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING
333 N RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702 229 6301 | VOICE
702 474 7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

August 16, 2018

Mr. Chris Clifford
RH Centennial, LLC and Centennial Holdings, LLC
606 South Olive Street
Los Angeles, California 90014

**RE: SDR-71812 [PRJ-71505] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-71811
CITY COUNCIL MEETING OF AUGUST 15, 2018**

Dear Mr. Clifford:

The City Council at a regular meeting held on August 15, 2018 voted to **APPROVE** a request for a Major Amendment to an approved Site Development Plan Review (SDR-5948) FOR CONVERSION OF COMMERCIAL AND OPEN SPACE TO A 154-UNIT MULTI-FAMILY DEVELOPMENT AND OPEN SPACE WITH WAIVERS TO THE TOWN CENTER DEVELOPMENT STANDARDS TO ALLOW 14 PARKING LOT LANDSCAPE ISLANDS WHERE 26 ARE REQUIRED, THREE-STORY STRUCTURES ADJACENT TO LOW-DENSITY RESIDENTIAL, INCONSISTENT BUILDING DESIGNS AND TO NOT HAVE DOORWAYS OR OTHER APPROVED ENTRYWAYS EVERY 50 FEET on 41.02 acres at the southwest corner of Farm Road and Tule Springs Road (APNs multiple), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-71505].

This approval is subject to the following conditions:

Planning

1. The total number of units shall be 154. Any amendments to approved date stamped plans that seeks to increase the number of dwelling units up to the maximum allowable unit count shall be reviewed and approved administratively if found to be in conformance with the Town Center Development Standards and the Las Vegas Municipal Code
2. The developer shall demonstrate that public access is in place for the proposed public park prior to transfer of the park to the City. If such does not exist, appropriate public access easements shall be granted along an alignment acceptable to the City prior to the transfer of the park
3. Dedication of the existing park and acceptance of said park by the City of Las Vegas is required prior to the Applicant obtaining building permits
4. Elevations be revised to depict a Brownstone elevation

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5. The buildings located at the southwest corner of the park shall be limited to two stories in height
6. Conformance to the approved conditions for Site Development Plan Review (SDR-5948), unless amended herein.
7. 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.
8. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/12/18, except as amended by conditions herein.
9. A Waiver from the Town Center Development Standards is hereby approved, to allow three-story structures adjacent to low-density residential, where two-story structures are the maximum allowed
10. A Waiver from the Town Center Development Standards is hereby approved, to allow inconsistent building designs, where consistent building designs are required
11. A Waiver from the Town Center Development Standards is hereby approved, to allow buildings to not have doorways or other approved entryways every 50 feet, where such is required
12. 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.
13. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
14. 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
15. The minimum distance between buildings shall be 10 feet.
16. A revised site plan shall be submitted to and approved by the Department of Planning, prior to the time application is made for a building permit, to reflect handicapped accessible parking in compliance with the requirements of the UDC.

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17. A revised 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 plan must be revised to include an additional street tree/parking lot tree at the northeast corner of Garside Drive and Norman Rockwell Lane.
18. 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.
19. 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.
20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

21. No structures, including covered parking, are allowed within existing public sewer easement #20051228-03439. If any proposed structure or covered parking is within the existing public sewer easement, then a sewer abandonment and relocation plan is required along with a petition to vacate the existing public sewer easement and grant a new public sewer easement at a location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.
22. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
23. Comply with all applicable conditions of approval for Site Development Plan Review SDR-5948 and any other site related actions.

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The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2018.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Chris Clifford
Robhana Group
606 South Olive Street
Los Angeles, California 90014

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