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February 22, 2018

Developers Nevada Holdings, LLC
2924 Brighton Creek Court
Las Vegas, Nevada 89135

**RE: SDR-72130 [PRJ-72100] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-72127 AND ZON-72128
CITY COUNCIL MEETING OF FEBRUARY 21, 2018**

Dear Applicant:

The City Council at a regular meeting held on February 21, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 24-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 1.34 acres at the southwest corner of Vegas Drive and Cimarron Road (APN 138-28-101-011), C-1 (Limited Commercial) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 2 (Seroka) [PRJ-72100].

This approval is subject to the following conditions:

Planning

1. The total number of residential units shall be limited to 22.
2. The total number of onsite guest parking spaces shall exceed the required 4 parking spaces.
3. Access to the site shall be from Vegas Drive only. If required by the Department of Fire & Rescue access to Cimarron Road shall be provided by emergency crash gates only.
4. The applicant shall work with City Staff to determine if the community can be gated. If the gating of the community requires a waiver of development standards, the applicant shall file for such a waiver at their discretion.
5. Gates may be allowed provided that a queuing analysis is submitted to and approved by the City Traffic Engineer.
6. Approval of a General Plan Amendment (GPA-72127) and Rezoning (ZON-72128) shall be required, if approved.
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 and landscape plan, date stamped 12/14/17 and building elevations, date stamped 11/20/17, except as amended by conditions herein.
9. An Exception from Title 19.06.040 is hereby approved, to allow 70-foot spacing between trees along a portion of the west property line where 20 feet is the maximum spacing distance.
10. An Exception from Title 19.08.110 is hereby approved, to allow two parking lot trees where four trees are required.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
13. 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.
14. 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.
15. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Construct all incomplete half-street improvement on Vegas Drive and Cimarron Road adjacent to the northern portion of this site concurrent with on-site development activities. A pan style driveway on Cimarron Road may be used provided that American's with Disabilities Act standards are complied with and a Public Pedestrian Easement is granted for any public sidewalk not located within the public right-of-way.

18. Correct all Americans with Disabilities Act (ADA) deficiencies, if any, on the existing sidewalk 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.
19. Landscape and maintain all unimproved rights-of-way, if any, 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.
20. Submit a License Agreement for landscaping and private improvements in the Vegas Drive and Cimarron Road public rights of way, if any, adjacent to this site prior to this 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).
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.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2018.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Ali Kaveh
Frontier Town Construction
6830 South Rainbow Boulevard, Suite #200F
Las Vegas, Nevada 89118