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cityoflasvegas
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November 26, 2018

G G P Meadows Mall, LLC
P O. Box 617905
Chicago, Illinois 60661-7905

**RE: SDR-74252 [PRJ-74217] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO ZON-74250, VAR-74251, VAR-74518 AND SUP-
74517
CITY COUNCIL MEETING OF NOVEMBER 21, 2018**

Dear Applicant

The City Council at a regular meeting held on November 21, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 280-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 9.63 acres located approximately 2,121 feet west of Valley View Boulevard on the north side of Meadows Lane (APN 139-31-111-009), C-1 (Limited Commercial) Zone, [Proposed R-4 (High Density Residential)] Ward 1 (Tarkanian) [PRJ-74217]

This approval is subject to the following amended conditions

Planning

1. An eight-foot tall wrought iron fence shall be required along the east perimeter of the site
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-74250), Variance (VAR-74251), Variance (VAR-74518) and Special Use Permit (SUP-74517) shall be required, if approved.
3. 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
4. All development shall be in conformance with the site plan and building elevations, date stamped 08/28/18 and landscape plan, date stamped 09/17/18, except as amended by conditions herein
5. The existing Off-Premise sign shall be allowed to remain

- 6 These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
- 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.
- 8 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.
9. 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.
- 10 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.
- 11 All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

- 12 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.

- 13 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
- 14 Concurrent with onsite development activities, extend public sewer in Meadows Lane from Valley View Blvd west along the full frontage of the property and connect this site to this new sewer line. Additionally, re-route the private sewer from the parcels west of this site to the new public sewer in Meadows Lane and provide proof of a recorded private sewer easement, for the benefit of the parcels to the west, acceptable to the Sanitary Sewer Planning Section of the Department of Public Works prior to the issuance of building permits.
- 15 Concurrent with development of this site, construct a cross walk on the west side of the Meadows Lane and Mall entrance intersection to provide a school crossing to the school on the south side of Meadows Lane. Additionally, remove the existing median in Meadows Lane and provide a legal public path on the south side of Meadows lane to the school. Coordinate with the Clark County School District (CCSD) to construct a gate from the sidewalk to the school. If the CCSD will not provide a gate, then the applicant shall construct a gate to the sidewalk on the east side of Essex Lane.
16. Provide a copy of a recorded Joint Access Agreement between this site and the adjoining parcel to the east prior to the issuance of any permits
17. 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

- 18 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 drainage ways 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 November 26, 2018.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" being more prominent than the last name "Summerfield".

Robert Summerfield, AICP[®]
Director
Department of Planning

RTS PL clb

cc Mr. Tom Lucid
Silverstein Properties, LLC
7 World Trade Center, 38th Floor
New York, New York 10007

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135