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DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**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

January 17, 2019

Mr. Dave Cornoyer
Greystone Nevada, LLC
9275 W. Russell Road, 4th Floor
Las Vegas, Nevada 89148

**RE: SDR-74631 [PRJ-74594] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO MOD-74628, VAR-74692 AND TMP-74632
CITY COUNCIL MEETING OF JANUARY 16, 2019**

Dear Applicant:

The City Council at a regular meeting held on January 16, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 91-UNIT, TWO-STORY MEDIUM RESIDENTIAL (CONDOMINIUM) DEVELOPMENT WITH A WAIVER OF TOWN CENTER STREETSCAPE STANDARDS on 6.05 acres on the west side of Tenaya Way, approximately 198 feet north of Sky Pointe Drive (APN 125-27-410-006), SC-TC (Service Commercial - Town Center) Special Land Use Designation [PROPOSED: M-TC (Medium Density Residential - Town Center)], Ward 6 (Fiore) [PRJ-74594].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Major Modification (MOD-74628), Variance (VAR-74692) and Tentative Map (TMP-74632) 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, landscape plan, and building elevations, date stamped 11/07/18, except as amended by conditions herein.
4. A Waiver from Town Center Streetscape standards is hereby approved, to allow existing streetscape along Sky Pointe Drive to remain in its existing condition.

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. The minimum distance between buildings shall be 10 feet.
8. 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks and driveways 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.
12. Connect to public sewer in Sky Pointe Drive as approved by the Sanitary Sewer Section of the Department of Public Works and abandon the existing public sewer stub to this site which will not be used concurrent with development.
13. Landscape and maintain all unimproved rights-of-way 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.
14. No trees or landscaping over 3 feet shall be allowed in the Public Drainage Easement on the north portion of this site.

15. Submit a License Agreement for landscaping and private improvements in the Sky Pointe Drive and Tenaya Way public rights-of-way, if any, 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 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).
16. 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 Drainage Study required by TMP-74632 may be used to satisfy this condition.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 17, 2019.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

 RTS:nl

cc:

Ms. Elisha Scrogum
Taney Engineering
6030 S. Jones Blvd.
Las Vegas, Nevada 89118