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January 17, 2019

Mr. Frank Pankratz
MS Northwest Land, LLC
1215 S. Fort Apache Road, Ste. 120
Las Vegas, Nevada 89117

**RE: SDR-74638 [PRJ-74608] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-74633, VAR-75154, SUP-74637 AND TMP-
74639
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 303-LOT SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION AND TWO, MULTI-FAMILY RESIDENTIAL DEVELOPMENTS, CONSISTING OF THREE-STORY BUILDINGS WITH A TOTAL UNIT COUNT OF 491 APARTMENTS on 60.39 acres at the northwest and northeast corners of Deer Springs Way and Grand Montecito Parkway (APNs 125-21-201-001; 125-20-601-003, 005 and 006; 125-20-602-002, 005, 006, 009, 010 and 011; and 125-20-603-001 through 004), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) and UC-TC (Urban Center - Town Center) Special Land Use Designations], Ward 6 (Fiore) [PRJ-74608].

This approval is subject to the following amended conditions:

Planning

1. The applicant shall work with staff to provide preventative measures to mitigate the potential for errant balls from the existing park to the north from impacting the proposed residents along the northern property line of the development.
2. The setbacks for Units 1, 2 and 3 within the development shall be a minimum of 10 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 5 feet on the side, 10 feet on the corner side, 10 feet in the rear to the house, and 5 feet in the rear to a patio.

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3. The Site Development Plan Review is approved for a total of 306 multi-family units for Multi-Family Unit 4 only. Multi-Family Unit 5 shall not be part of this approval.
4. Approval of General Plan Amendment (GPA-74633) and conformance to the Conditions of Approval for Variance (VAR-75154), Special Use Permit (SUP-74637) and Tentative Map (TMP-74639) shall be required.
5. 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.
6. Trash enclosures shall be provided in sufficient size and numbers to meet the needs of each multi-family development.
7. Trash and refuse collection areas, and mechanical equipment located within each multi-family development shall be designed and screened in accordance with Title 19.08.
8. All perimeter walls, fences, screen and retaining walls shall be designed and constructed in conformance with Town Center Development Standards Manual, except as amended herein.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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.
12. A technical landscape plan, signed and/or sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. 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.

13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
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. 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.
16. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

17. Dedicate additional right-of-way up to a total width of 80 feet for Oso Blanca Road as a Town Center Arterial prior to issuance of permits for adjacent development. No dedication is required if an 80-foot dedication for Oso Blanca Road already exists. Additionally, grant 9-foot wide easements adjacent to the western edge of Oso Blanca Road for roadway, public sewer, and public drainage prior to issuance of permits for adjacent development. This 9-foot easement includes the required 6-foot perimeter landscape buffer and may be reduced or eliminated if it is determined by the City Engineer that it is not required.
18. Unless otherwise allowed by the City Engineer, submit all required documentation and support materials to the Right of way Section of the Department of Public Works to modify the City's Bureau of Land Management (BLM) Plan of development to include the construction of storm drain facilities on the south side of Assessor's Parcel (APN) #125-20-501-007 to obtain legal right to construct the proposed off-site storm drain prior to constructing improvements on APN #125-20-501-007. If legal right cannot be obtained, Unit 2 of this Site Plan shall be revised to addresses accommodation for existing storm drain facilities on this site. No permits for areas dependent on the proposed storm drain facility shall be issued until such legal right is obtained.

19. Street "A" between Grand Montecito and Oso Blanca shall be constructed as shown on the approved Site Plan to include traffic signal underground infrastructure at both the intersection with Grand Montecito Parkway and Oso Blanca Road. A Public Access Easement for vehicular, bicycle and pedestrian traffic shall be granted across the entire length of Street "A". Street "A" shall be privately maintained and shall not be gated. Any public easements needed to accommodate future traffic signals at both ends of this street shall be granted concurrent with the development of this site. This street may be dedicated to the City at the request of the applicant if the Director of Public Works determines it is necessary for regional street network connectivity.
20. Construct full-width street improvements per Title 19.04.120.B including appropriate transition paving on Oso Blanca Road as a Town Center Arterial and as modified by the City Engineer to match Nevada Department of Transportation's (NDOT's) construction on Oso Blanca Road with a 12-foot trail on the west side of Oso Blanca Road along the entire frontage. Provide written documentation that this project has been coordinated with NDOT and the City Engineer. Additionally, construct all incomplete half street improvements on Deer Springs Road adjacent to this site and modify the Deer Springs Way/Grand Montecito Parkway intersection and the Deer Springs Way/Doe Brook Trail intersection to meet the approval of the City Traffic Engineer concurrent with the development of this site. Deer Springs Way modifications associated with Unit 5 shall be finalized through the required Traffic Impact Analysis. 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.
21. 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.
22. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. Improvement Drawings submitted to the City for review shall not be approved for construction until all required Public Sewer Easements necessary to connect this site to the existing public sewer system have been granted to the City.
23. Construct off-site sewer in Oso Blanca Road to the intersection of Centennial Center Boulevard at a depth and location acceptable to the Sanitary Sewer Section of the Department of Public Works concurrent with development of any portion of this site that cannot be serviced by gravity to the existing public sewer system. Alternatively, the City Engineer may approve an alternate public sewer route that can be serviced by gravity.

24. No structures (covered parking) and no trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements or Public Drainage Easements. Permanent structures shall be set back sufficient distance from public infrastructure to meet required excavation limits.
25. Modify the existing downstream public sewer at the intersection of Deer Springs Way and Doe Brook Trail to send flow southward to existing manhole LT-62.
26. The applicant shall maintain the approved landscaping in Deer Springs Way and Grand Montecito Parkway, including the median, adjacent to this site, per the existing recorded Encroachment Agreement. The applicant shall either amend the existing agreement, or submit a new License Agreement for landscaping and private improvements in the Deer Springs Road 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 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 (229-4836).
27. 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. Private Street "A" shall not be gated.

28. 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.
29. Site Development to comply with all applicable conditions of approval for TMP-74639.

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:

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