



**LAS VEGAS
CITY COUNCIL**

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City Manager

February 7, 2019

Alderwoods, Inc.
1929 Allen Parkway, 7th Floor
Houston, Texas 77019

**RE: SDR-75169 [PRJ-75053] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-75167, VAR-75168, AND SUP-75166
CITY COUNCIL MEETING OF FEBRUARY 6, 2019**

Dear Applicant:

The City Council at a regular meeting held on February 6, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 26,582 SQUARE-FOOT RESCUE MISSION/SHELTER FOR THE HOMELESS WITH A WAIVER TO ALLOW NO PERIMETER LANDSCAPING on 2.68 acres at the southwest corner of Foremaster Lane and Las Vegas Boulevard (APNs Multiple), C-V (Civic) and C-2 (General Commercial) Zones, Ward 5 (Crear) [PRJ-75053].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-75167 and VAR-75168) and Special Use Permit (SUP-75166) 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. Approval of this application shall expunge previously approved Site Development Plan Reviews (SDR-72611 and SDR-72594).
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/21/18, except as amended by conditions herein.
5. A Waiver from Title 19.08 is hereby approved, to allow no perimeter landscaping along all property lines on the C-2 zoned parcel (APN 139-27-504-009).
6. An Exception from Title 19.08 is hereby approved, to allow no parking lot landscaping on the entirety of the C-2 zoned parcel (APN 139-27-504-009).

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING

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cityoflasvegas
lasvegasnevada.gov

7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. 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.
11. 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.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

14. Dedicate an additional 10 feet of right-of-way for a total half-street width of 50 feet on Las Vegas Boulevard North adjacent to this site prior to the issuance of any permits.
15. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Las Vegas Boulevard 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.

16. A fence and private improvements on Las Vegas Boulevard North and Foremaster Lane shown on the site plan date stamped 11/21/2018 is hereby approved to be within the public right-of-way. If the property is ever sold to an entity not controlled by the City of Las Vegas, the new entity must obtain a license agreement for the fence and private improvements that remain in the public right-of-way within 90 days of the sale of the property.
 17. Unless otherwise allowed by the City Engineer, remove and relocate the existing 12" public sewer from underneath the Las Vegas Boulevard sidewalk into the travel lanes of Las Vegas Boulevard, a minimum 10 feet from the proposed fence. The sewer relocation plan must be approved prior to or concurrent with any on-site permits.
 18. Meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine pre-treatment and grading criteria for any drains outdoors or related to animal care.
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19. Landscape and maintain all unimproved right-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.
 20. 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 February 7, 2019.

Sincerely,



Robert Summerfield, AICP[®]

Director

Department of Planning

RTS:PL:clb

cc: City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

LGA
241 West Charleston Boulevard
Las Vegas, Nevada 89102