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cityoflasvegas
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S. ✓

May 16, 2019

Mr. Rodman Jordan
Charlie Rah Rah Irrevocable, et al
P.O. Box 400188
Las Vegas, Nevada 89140

**RE: SDR-75858 [PRJ-75792] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-74312 AND ZON-75313 [PRJ-74089]
CITY COUNCIL MEETING OF MAY 15, 2019**

Dear Mr. Jordan:

The City Council at a regular meeting held on May 15, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 144-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT on 4.62 acres at the southeast corner of Charleston Boulevard and Lindell Road (APNs 163-01-501-001 and 002), C-1 (Limited Commercial) Zone [PROPOSED: R-4 (High Density Residential)], Ward 1 (Tarkanian) [PRJ-75792].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-74312) and Rezoning (ZON-74313) 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, building elevations, and landscape plan, date stamped 05/15/19, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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6. 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.
7. 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.
8. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Dedicate 40-feet of right-of-way adjacent to this site for Lindell Road and dedicate a 25-foot radius along with granting a Traffic Signal Chord Easement on the southeast corner of Charleston Boulevard and Lindell Road prior to the issuance of any permits. Additionally, grant a 5-foot Pedestrian Access Easement adjacent to Charleston Boulevard prior to the issuance of building permits for this site.
11. Construct all half-street improvements meeting Current City Standards on Lindell Road including the possible reconstruction of the curb return at the southeast corner of Lindell Road and Charleston Boulevard adjacent to this site including appropriate transition paving, concurrent with the development of this site. Correct all American's with Disabilities Act (ADA) deficiencies and remove all unused driveway cuts, if any, on the sidewalk along Charleston 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.
- ~~12. Concurrent with development of this site, connect to the public sewer line in Charleston Boulevard at a location acceptable to the Sanitary Sewer Section of the Department of Public Works.~~

13. Obtain an Occupancy Permit from the Nevada Department of Transportation (NDOT) for the construction of improvements in the Charleston Boulevard public right-of-way adjacent to this site prior to constructing any improvements within NDOT jurisdiction.
14. 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.
15. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "West Charleston Bus Turnouts" improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
16. 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. If the site is deed restricted and developed as senior apartments, then no Traffic Impact Analysis will be required.
17. 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.

Mr. Rodman Jordan
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The Notice of Final Action was filed with the Las Vegas City Clerk on May 16, 2019.

Sincerely,


Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Rodman Jordan
Centura Development
1210 Hinson Street
Las Vegas, Nevada 89102

Mr. David Turner
Baughman & Turner, Inc.
1210 Hinson Street
Las Vegas, Nevada 89102