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LAS VEGAS, NV 89106
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July 3, 2019

Ms. Jeannie Lee
6279 Oak Park Avenue
Las Vegas, Nevada 89118

**RE: ABEYANCE - SDR-75870 [PRJ-75270] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO VAR-75869
CITY COUNCIL MEETING OF JULY 3, 2019**

Dear Ms. Lee:

The City Council at a regular meeting held on July 3, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED SIX-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS TO ALLOW A THREE-FOOT LANDSCAPE BUFFER WIDTH ALONG THE EAST AND WEST PROPERTY LINES WHERE SIX FEET IS REQUIRED AND A FOUR-FOOT LANDSCAPE BUFFER WIDTH ALONG THE SOUTH PROPERTY LINE WHERE 10 FEET IS REQUIRED on 0.16 acres at 2517 Valley Street (APN 139-36-410-015), R-3 (Medium Density Residential) Zone, Ward 3 (Diaz) [PRJ-75270].

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/12/19, except as amended by conditions herein.
3. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot landscape buffer width along a portion of the west property line where six feet is required.
4. A Waiver from Title 19.06.110 is hereby approved, to allow a three-foot landscape buffer width along a portion of the east line where six feet is required.
5. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot landscape buffer width along a portion of the south property line where 10 feet is required.

6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. 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

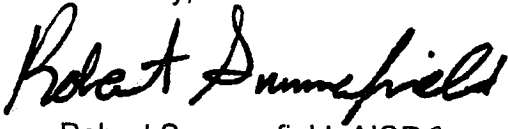
12. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Valley Street adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
13. This site shall connect to the public sewer line in the alley.
14. The parking stalls located adjacent to the alley shall be a minimum of 22-feet in length.

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15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 3, 2019.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICP *RL*
Director
Department of Planning

RTS:PL:clb

cc: Ms. Ravin Nathan
10117 Ocicat Avenue
Las Vegas, Nevada 89166

LC & D Construction, LLC
445 East Windmill Lane, Suite #2A
Las Vegas, Nevada 89123