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cityoflasvegas
lasvegasnevada.gov

September 5, 2019

Mr. Dan Reed
D&A Property, LLC
7300 West Sahara Avenue
Las Vegas, Nevada 89117

**RE: SDR-76704 [PRJ-76508] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-76702 AND SUP-76703
CITY COUNCIL MEETING OF SEPTEMBER 4, 2019**

Dear Mr. Reed:

The City Council at a regular meeting held on September 4, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 220-UNIT, MULTI-FAMILY DEVELOPMENT, AND A FOUR-STORY MIXED-USE DEVELOPMENT CONSISTING OF 260 RESIDENTIAL UNITS AND 16,000 SQUARE FEET OF COMMERCIAL SPACE on 19.62 acres at 400 South Decatur Boulevard (APN 138-36-601-009), C-2 (General Commercial) Zone, Ward 1 (Knudsen) [PRJ-76508].

This approval is subject to the following conditions:

Planning

1. Provide a 6-foot tall fence around the multi-family pool.
2. Construct an 8-foot block wall along the western boundary of the multi-family development.
3. Approval of and conformance to the Conditions of Approval for Variance (VAR-76702) and Special Use Permit (SUP-76703) shall be required, if approved.
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/03/19, except as amended by conditions herein.
6. A Waiver from Title 19.08.080 is hereby approved, to allow a six-foot landscape buffer where eight feet is required along various portions of the interior lot lines.

7. A Waiver from Title 19.08.040 is hereby approved, to allow 24-inch box trees to be planted at 25 to 40 feet on center where 20 feet is required along various portions of interior and rights-of-way lot lines.
8. An Exception from Title 19.08.110 is hereby approved, to allow zero landscaped parking islands where 28 are required.
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. 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.
12. 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 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. 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.
17. 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.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

19. Prior to the issuance of any permits, grant a traffic chord easement at the southwest corner of this site adjacent to Alta Drive.
20. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks 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.
21. Concurrent with development of this site, construct a median island on Alta Drive at a location acceptable to the Traffic Engineer to prohibit left hand turns out of this site unless otherwise allowed in the approved Traffic Impact Analysis.
22. Concurrent with development, construct a right turn lane on Decatur Boulevard onto Alta Drive. Relocation of the existing traffic signal may also be required.
23. 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.
24. 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 include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. 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

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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.

25. 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 September 5, 2019.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein", written over a horizontal line.

Peter Lowenstein, AICP~~®~~
Deputy Planning Director
Department of Planning

PL:clb

cc: Mr. George Gekakis
George Gekakis, Inc.
2655 South Rainbow Boulevard, Suite #401
Las Vegas, Nevada 89146