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cityoflasvegas
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November 21, 2019

Mr. Charlie Concoby
Square Trades Holdings, LLC
4345 Corporate Center Drive, Suite #200
North Las Vegas, Nevada 89030

**RE: SDR-77280 [PRJ-76800] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-77278, ZON-77279 AND VAR-77424
CITY COUNCIL MEETING OF NOVEMBER 20, 2019**

Dear Mr. Concoby:

The City Council at a regular meeting held on November 20, 2019 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED 28-UNIT MULTI-FAMILY DEVELOPMENT WITH A WAIVER OF LANDSCAPE BUFFER REQUIREMENTS on 1.20 acres at the southeast corner of Sandhill Road and Spino Avenue (APN 140-30-505-001), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Diaz) [PRJ-76800].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-77278), Rezoning (ZON-77279) and Variance (VAR-77424) 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, landscape plan, and building elevations, date stamped 09/11/19, except as amended by conditions herein.
4. 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 10 feet is required.
5. An Exception from Title 19.08.110 is hereby approved, to allow a total of 2 parking area trees where 7 are 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. The minimum distance between buildings shall be 10 feet.
9. 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.
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Concurrent with on-site development, construct all incomplete half-street improvements on Sandhill Road and Spino Avenue to meet current City standards.
14. If necessary, grant an additional easement to widen the existing Public Sewer Easement (1276:1235203 and 1402:1361696) located on the south side of this site to 20-feet. No trees or landscaping over 3-feet in height shall be allowed in the easement.

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15. Landscape and maintain all unimproved rights-of-way, if any, 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.
16. Submit a License Agreement for landscaping and private improvements in the Sandhill Road and Spino Avenue public rights-of-way, if any, adjacent to this site prior to this 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 adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement.
17. 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 November 21, 2019.

Sincerely,



Robert Summerfield, AICP⁷²
Director
Department of Planning

RTS:PL:clb

cc: Ms. Chrisi Reyes
4345 Corporate Center Drive, Suite #200
North Las Vegas, Nevada 89030