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cityoflasvegas
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November 21, 2019

Mr. Richard Truesdell
Cornerstone Company
820 Rancho Lane, Suite #85
Las Vegas, Nevada 89106

**RE: SDR-77286 [PRJ-77241] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 20, 2019**

Dear Mr. Truesdell:

The City Council at a regular meeting held on November 20, 2019 voted to **APPROVE** your Appeal of the Denial by the Planning Commission on a request for a Site Development Plan Review FOR A PROPOSED 34-STORY MIXED USE DEVELOPMENT CONSISTING OF 29,974 SQUARE FEET OF COMMERCIAL/OFFICE SPACE AND 513 MULTI-FAMILY RESIDENTIAL UNITS WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY ARCHITECTURAL STANDARDS on 0.46 acres at 1211 South 3rd Street (APN 162-03-110-011), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) [PRJ-77241].

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 10/22/19, except as amended by conditions herein.

3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All utility or mechanical equipment shall comply with the provisions of Appendix F Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
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. 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.
9. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;

- b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
- 10. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC & R's.
 - 11. 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.
 - 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. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along 3rd Street and 4th 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.

15. Prior to the submittal of any construction drawings, meet with Sanitary Sewer Planning Section of the Department of Public Works to determine a point of connection to public sewer. Construct an oversized public sewer in either 3rd Street or 4th Street from this site to Charleston Boulevard, and coordinate with Sanitary Sewer Planning to enter into an Oversizing Agreement to be refunded for the entire construction cost of this sewer.
16. Concurrent with development, re-route the existing public sewer in the vacated alley on the east edge of this site at a location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Vacate the existing public sewer easement and grant a new sewer easement, if required.
17. Landscape and maintain all unimproved rights-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.
18. Submit a License Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. The applicant must carry an insurance policy for the term of the encroachment 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 landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures 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 Encroachment Agreement.
19. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer. 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 requirements for bus turnouts adjacent to this

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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.

20. 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 for 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, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Ms. Kristen Goodell
Aptus
241 West Charleston Boulevard, Suite #145
Las Vegas, Nevada 89102