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March 5, 2020

Grand Canyon Village, LLC
9580 West Skye Canyon Park Drive
Las Vegas, Nevada 89124

**RE: SDR-77362 [PRJ-76386] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO MOD-77358, GPA-77359, ZON-77360 AND VAR-
77361**

CITY COUNCIL MEETING OF MARCH 4, 2020

Dear Applicant:

The City Council at a regular meeting held on March 4, 2020 voted to **APPROVE** your request for a Site Development Plan Review FOR A PROPOSED THREE-STORY, 282-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER STANDARDS on 18.06 acres on the east side of Grand Canyon Drive, approximately 400 feet north of W Skye Canyon Park Drive (Parcels 1 and 2 of File 125 Page 32 of Parcel Maps), PD (Planned Development) Zone [PROPOSED: PD (Planned Development) and R-4 (High Density Residential)], Ward 6 (Fiore) [PRJ-76836].

This approval is subject to the following conditions:

Planning

1. Approval of a Major Modification (MOD-77358), General Plan Amendment (GPA-77359) and Rezoning (ZON-77360) and conformance to the Conditions of Approval for a Variance (VAR-77361) shall be required, if approved.
2. Conformance to the Grand Canyon Village Master Development Plan and Design Standards where applicable on Parcel 2 of File 125 Page 32 of Parcel Maps, including but not limited to those for streetscaping, street lighting and perimeter walls.
3. 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.
4. All development shall be in conformance with the site plan date stamped 01/06/20, landscape plan date stamped 01/07/20, and building elevations, date stamped 12/17/19, except as amended by conditions herein.

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5. Prior to the issuance of a building permit for new construction, record a perpetual shared parking agreement against Parcel 1 and Parcel 2 of this site for all parking spaces required for this development. The agreement shall be submitted to the Department of Planning for approval by the City Attorney prior to recordation. The applicant shall provide a copy of the recorded agreement to the Department.
6. A Waiver from Title 19.06.120 is hereby approved to allow a zero-foot perimeter landscape buffer along the east property line where 10 feet is required.
7. A Waiver from Title 19.08.070 is hereby approved to allow no perimeter landscape buffers along interior lot boundaries of Parcel 2 where eight-foot wide buffers are required.
8. 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.
9. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
10. 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. The technical landscape plan shall be revised and include the following changes from the conceptual landscape plan:
 - Streetscape along Grand Canyon Drive and Drake Drive shall be provided to meet the street section types found within the Skye Canyon Development Standards.
 - Parking lot trees shall be of minimum 36-inch box size and located within planter areas containing a minimum width of five feet.
 - Additional 36-inch box deciduous or evergreen shall be provided to meet Title 19.06 requirements within the perimeter buffers along the overall north, east and west property lines.

11. 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.
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. Prior to the issuance of any permits, a Petition of Vacation shall be recorded to eliminate the unused Public Sewer Easement along the east edge of this site.
15. Construct half-street improvements including appropriate transition paving on Grand Canyon Drive and on Drake Drive with appropriate overpaving as well as full width improvements on the Frontage Road (AKA Oso Blanca Road) adjacent to this site. Improvements on Oso Blanca Road shall meet Complete Street Standards and improvements on Grand Canyon Drive and Drake Drive shall match the design guidelines of the Skye Canyon Development Agreement (narrowed street section with a detached sidewalk). 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.
16. Prior to the issuance of any permits, meet with the Sanitary Sewer Planning Section of the Department of Public Works (702-229-6541) to coordinate the sewer connection point to the 30-inch public sewer in Oso Blanca Road.
17. If not already constructed by others, extend an oversized public sewer in Drake Drive along the frontage of this site from Oso Blanca Road to Grand Canyon Drive at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.
18. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.

19. 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.
20. 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.
21. 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 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.

22. 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 drainageways 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 March 5, 2020.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Warmington Apartment Communities
6725 Via Austi Parkway
Las Vegas, Nevada 89119

Mr. Jeffrey Armstrong
VTN-Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146