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SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

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March 5, 2020

Ms. Tamara Kolstad
AMH NV5 Development, LLC
280 Pilot Road, Suite #200
Las Vegas, Nevada 89119

**RE: SDR-77928 [PRJ-77880] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-77926, MOD-77927, VAR-77931 AND TMP-
77930
CITY COUNCIL MEETING OF MARCH 4, 2020**

Dear Ms. Kolstad:

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 37-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 5.64 acres located at the northeast corner of Hualapai Way and Isaac Newton Way (APN 138-07-401-001), PD (Planned Development) Zone, Ward 4 (Anthony) [PRJ-77880].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-77926), Modification (MOD-77927), Variance (VAR-77931) and Tentative Map (TMP-77930) 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 11/18/19, except as amended by conditions herein.
4. 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.

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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. The standards for this development shall include a Minimum lot size of 3,000 square feet and Building height shall not exceed two stories or 35 feet, whichever is less.
7. The setbacks for this development shall be a minimum of 14 feet to the front of the house, 18 feet to the front of the garage as measured from back of sidewalk or from back of curb if no sidewalk is provided, 10 feet on the side, 10 feet on the corner side, and 10 feet in the rear.
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 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.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. The sidewalks along Hualapai Way and Issac Newton Way adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
12. 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.

13. Meet with the Sanitary Sewer Section of the Department of Public Works to discuss sewer alignment options for Common Element "F" including the possibility of removing and replacing the existing sewer stub all the way to the existing downstream sewer manhole. If any sewer manholes are constructed in Common Element "F", a 12-foot wide paved access must be constructed in Common Element "F".
14. A working sanitary sewer connection shall be in place prior to final inspection of any units within this development. Full permanent improvements on all major access streets, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. All off-site improvements adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required Improvements shall be constructed in accordance with Title 19.02.130.D.
15. An update to the Master 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 or the submittal of any construction drawings, whichever may occur first. The update shall include a Pedestrian Circulation/Access Plan. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. 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.
16. 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.

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17. Comply with all applicable conditions of approval for the "Hualapai and Issac Newton" Tentative Map (TMP-77930).

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: Ms. Janna Felipe
Taney Engineering
6030 South Jones Boulevard
Las Vegas, Nevada 89118