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June 18, 2020

Mr. Mario Gonzalez
Kardia Properties, LLC
5940 South Rainbow Boulevard, Suite #400-34835
Las Vegas, Nevada 89119

**RE: SDR-78417 [PRJ-78384] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-78413, ZON-78414 AND VAR-78416
CITY COUNCIL MEETING OF JUNE 17, 2020**

Dear Mr. Gonzalez:

The City Council at a regular meeting held on June 17, 2020 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED THREE STORY, 53-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.69 acres located on the south side of Harris Avenue between Lilly Lane and Effinger Street (APNs Multiple), R-E (Residence Estates) Zone [PROPOSED: R-4 High Density Residential], Ward 3 (Diaz) [PRJ-78384].

This approval is subject to the following conditions:

Planning

1. Approval of General Plan Amendment (GPA-78413) and Rezoning (ZON-78414) and conformance to the Conditions of Approval for Variance (VAR-78416) 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 date stamped on 6/17/20, except as amended by conditions herein. A revised landscape plan and building elevations shall be submitted and approved by the Department of Planning prior to or at the same time as the submittal of a building permit.

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4. A Waiver from Title 19.06.120. is hereby approved, to allow a zero-foot-wide landscape buffer adjacent to the western property line where ten feet is required.
5. A Waiver from Title 19.06.120 is hereby approved, to allow zero-foot-wide landscape buffer adjacent to the southern property line where six feet is required.
6. A Waiver from Title 19.06.120 is hereby approved, to allow five-foot-wide landscape buffer adjacent to the eastern property line where ten feet is required.
7. An Exception from Title 19.08.110 is hereby approved, to allow ten parking lot area trees where 12 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. 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.
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, which 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 include the following changes from the conceptual landscape plan:
 - One, 24-inch box tree every 20 linear feet on center with four, five-gallon shrubs per each required tree within the landscape buffer adjacent to the northern property line.
 - One, 24-inch box tree every 20 linear feet on center with four, five-gallon shrubs per each required tree within the landscape buffer adjacent to the northern property line.

12. 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.
13. 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.
14. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

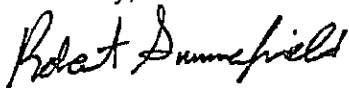
15. Prior to the issuance of permits, dedicate a 15-foot radius at the southeast corner of Lilly Lane and Harris Avenue and at the southwest corner of Harris Avenue and Effinger Street along with 30 feet for the west half of Effinger Street. Dedicate the appropriate amount on Harris Avenue as agreed upon the applicant and the City Surveyor.
16. Construct half street improvements on Effinger Street and Harris Avenue and matching improvements on Lilly Lane concurrent with on-site development activity.
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Harris Avenue project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Concurrent with development of this site, connect to the 30-inch sewer line in Harris Avenue or construct approximately 1,000 feet of sewer line from this site to 8-inch sewer line at Harris Avenue and Wardelle Street. Coordinate with the Sanitary Sewer Planning Section of the Department of Public Works for assistance in finding the section of pipe that needs replacing.
19. 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.

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20. Submit a License Agreement for landscaping and private improvements in 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. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).
21. 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.
22. 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, 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 June 18, 2020.

Sincerely,



Robert Summerfield, AICP^{SK}
Director
Department of Planning

RTS:PL:clb