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CITY MANAGER

May 13, 2015

Mr. Robert D. Feibleman  
HAND Property Holding Company  
295 E. Warm Springs Road, Ste. 101  
Las Vegas, Nevada 89119

**RE: ABEYANCE - SDR-58124 [PRJ-58035] - SITE DEVELOPMENT PLAN  
REVIEW RELATED TO VAR-58121, VAR-58122 AND VAR-58123  
PLANNING COMMISSION MEETING OF MAY 12, 2015**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 228-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER TO ALLOW A FIVE-FOOT WIDE LANDSCAPE BUFFER WHERE SIX FEET IS REQUIRED ALONG THE WEST, NORTH AND SOUTH PERIMETERS on 12.65 acres at 501 North Lamb Boulevard (APN 140-31-501-021), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-58035], was considered by the Planning Commission on May 12, 2015.

The Planning Commission voted to **APPROVE** of your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (VAR-58121, VAR-58122 and VAR-58123) 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 and landscape plans, date stamped 04/20/15 and floor plans and building elevations, date stamped 02/25/15 & 03/17/15.
4. A Waiver from Title 19.06.110 is hereby approved, to allow a five-foot wide perimeter landscape buffer width along the west, north and south perimeters, where a minimum of six feet is required.
5. An Exception from Title 19.06.040 is hereby approved, to allow 59 perimeter shade trees, where 153 are required.

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
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LAS VEGAS, NEVADA 89106

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/city of las vegas

6. An Exception from Title 19.08.110 is hereby approved, to allow 19 parking lot shade trees, where 38 are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The minimum distance between buildings shall be 10 feet.
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.
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. 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.
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. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site.

16. Provide a copy of a recorded Joint Access Agreement or Emergency Access easement between this parcel and Assessor's Parcel Number #140-31-501-017 for the proposed crash gate on the north side of this site prior to the issuance of any permits.
17. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Cedar Avenue Storm Drain Channel" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
18. Extend the existing median/left turn pocket in Lamb Boulevard to create a right-in right-out driveway to this site unless left-turn movements are specifically allowed by the City Traffic Engineer in the approved Traffic Impact Analysis.
19. Landscape and maintain all unimproved right-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. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
21. A 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, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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.

May 13, 2015

This action by the Planning Commission on **May 12, 2015** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 26, 2015**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Peter Lowenstein, AICP  
Planning Section Manager  
Case Planning Division

PL:nl

cc:

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