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CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301  
FAX 702.474.0352  
TTY 7-1-1

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



/city of las vegas

November 4, 2015

Mr. Michael Mullin  
HAND Property Holding Company  
295 E. Warm Springs Rd., Ste. 101  
Las Vegas, Nevada 89119

**RE: SDR-61502 [PRJ-61427] - SITE DEVELOPMENT PLAN REVIEW  
PLANNING COMMISSION MEETING OF NOVEMBER 3, 2015**

Dear Applicant:

Your request for a Major Amendment of an approved Site Development Plan Review (SDR-58124) FOR A PROPOSED THREE-STORY, 228-UNIT MULTI-FAMILY APARTMENT DEVELOPMENT WITH A WAIVER TO ALLOW A ZERO-FOOT PERIMETER LANDSCAPE BUFFER BETWEEN PROPOSED INTERIOR PROPERTY LINES WHERE FIVE-FOOT BUFFERS WERE APPROVED on 12.59 acres at 501 North Lamb Boulevard (APN 140-31-501-021), R-3 (Medium Density Residential) Zone, Ward 3 (Coffin) [PRJ-61427], was considered by the Planning Commission on November 3, 2015.

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

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-58124) shall be required, except as amended herein.
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 09/30/15, except as amended by conditions herein.
4. A Waiver from Title 19.06.110 is hereby approved, to allow no perimeter landscape buffers along the proposed interior property line where six feet is required.
5. 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.

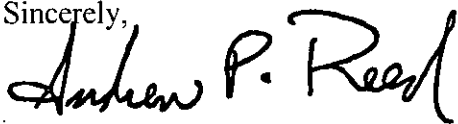
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. A Parcel Map, such as PMP-61344, shall record prior to the issuance of any permits to establish the proposed lot line.
9. Each new parcel shown on this site plan shall have its own privately maintained connection to the public sewer system.
10. Site development to comply with all applicable conditions of approval for SDR-58124 and all other applicable site-related actions.

This action by the Planning Commission on **November 3, 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 **November 16, 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,



Andrew P. Reed, AICP  
Planning Supervisor  
Case Planning Division

AR:nl

cc:

Mr. Robert D. Feibleman  
Nevada H.A.N.D., Inc.  
295 E. Warm Springs Rd., Ste. 101  
Las Vegas, Nevada 89119