



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

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

August 3, 2016

Mr. Luis Gutierrez, Manager  
Sandhill Villas, LLC  
7500 W. Lake Mead Blvd., Ste. 9-232  
Las Vegas, Nevada 89128

**RE: SDR-64976 [PRJ-6477] - SITE DEVELOPMENT PLAN REVIEW RELATED  
TO ZON-64975  
SPECIAL PLANNING COMMISSION MEETING OF AUGUST 2 2016**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 30-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A ZERO-FOOT BUFFER ALONG THE EAST PROPERTY LINE WHERE SIX FEET IS REQUIRED on 1.26 acres at the southeast corner of Owens Avenue and Sandhill Road (APN 140-30-501-002), R-E (Residence Estates) Zone [PROPOSED: R-3 (Medium Density Residential)], Ward 3 (Coffin) [PRJ-64775], was considered by the Planning Commission on August 2, 2016.

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

Planning

1. Approval of Rezoning (ZON-64975) shall be required.
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 and landscape plan date stamped 07/05/16 and building elevations, date stamped 06/06/16, except as amended by conditions herein.
4. A Waiver from Title 19.06.110 is hereby approved, to allow a zero-foot perimeter landscape buffer along a portion of the east property line where six feet is required.
5. An Exception from Title 19.08.110 is hereby approved, to allow eight parking lot trees and no parking lot landscape islands where 11 shade trees and three islands are required.

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

August 3, 2016

6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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 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 include the following changes from the conceptual landscape plan:
  - A. Provide one additional 24-inch box tree along the east property line in conformance with Title 19.06.040.
  - B. Provide four (4) five-gallon shrubs per required tree in the perimeter buffer and parking areas.
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. Grant pedestrian access easements for all public sidewalks located outside the public right-of-way.
12. Construct all incomplete half-street improvements on Sandhill Avenue meeting Current City Standards adjacent to this site concurrent with onsite development activities.
13. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site on Owens Avenue in accordance with code requirements of Title 13.56.040, to the satisfaction of the City Engineer concurrent with onsite development activities.
14. 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.

15. 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.
16. Submit an Encroachment Agreement for landscaping and private improvements in the Owens Avenue and Sandhill Road public rights of way prior to the issuance of permits for these improvements. 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 property 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 improvements in the public right of way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
17. 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.

This item will be considered by the City Council on September 7, 2016, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP  
Planning Section Manager  
Current Planning

PL:nl