



May 18, 2017

**LAS VEGAS
CITY COUNCIL**

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Avante LV 6th St LLC
3553 South Valley View Boulevard
Las Vegas, Nevada 89103

**RE: SDR-69225 [PRJ-69165] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 17, 2017**

Dear Applicant:

The City Council at a regular meeting held on May 17, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 20-STORY MIXED-USE DEVELOPMENT CONTAINING 295 MULTI-FAMILY RESIDENTIAL UNITS AND 24,800 SQUARE FEET OF COMMERCIAL SPACE WITH A WAIVER OF DOWNTOWN CENTENNIAL PLAN ARCHITECTURAL DESIGN STANDARDS on 0.48 acres at the northwest corner of Hoover Avenue and 6th Street (APN 139-34-410-199), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-69165]

This approval is subject to the following conditions

Planning

1. 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.
2. All development shall be in conformance with the site plan date stamped 03/29/17, landscape plan date stamped 02/23/17, and building elevations date stamped 05/16/17 except as amended by conditions herein
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit

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TTY 711



- 5 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
- 6 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
- 7 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
- 8 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
9. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following.
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation,
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.

- c Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments
 - d Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
10. Prospective buyers shall be informed that views may be obscured by future adjacent development and this information shall be included in project CC&Rs.
 11. 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
 12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

13. Dedicate a 10-foot radius on the northwest corner of Hoover Avenue and 6th Street. Any portion of the proposed building encroaching into the dedication of the radius shall be a minimum of 40-feet above the ground level. The applicant shall obtain a perpetual aerial easement for the portion of the building that encroaches into the dedicated radius.
14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site, except as amended by conditions herein. Improvements associated with the proposed "Loading Space" on Hoover Avenue shall comply with current "Americans with Disabilities Act" (ADA) standards. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site
15. Concurrent with construction, replace the existing 6-inch sewer line with an 8-inch sewer line from the manhole in Hoover Avenue north to where it intersects with the existing 8-inch sewer line.
16. 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

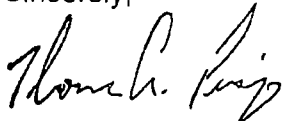
17. Coordinate with both the Parking and Enforcement Division (702-229-6432) of the Department of Economic Urban Development and the Traffic Division of the Department of Public Works (702-229-6327) to determine requirements for removing public parking stalls along Hoover Avenue, if any, prior to the issuance of permits for this site. Comply with the recommendations of the Parking and Enforcement Division and the Traffic Division
18. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Downtown Centennial Plan, if any, that are deferred by this action including undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.
19. Submit a License Agreement for landscaping and private improvements in the 6th Street and Hoover Avenue 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 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 within 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 applicant and any successors in interest to the property and assigns pursuant to the terms 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)
20. 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.

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- 21 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 or the submittal of a map for this site, 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 May 18, 2017

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:PL clb

cc Mr. Glen Russo
3553 South Valley View Boulevard
Las Vegas, Nevada 89103

Ms. Kristen Neuman
Aptus Group
1200 South 4th Street, Suite #206
Las Vegas, Nevada 89104