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cityoflasvegas  
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October 3, 2019

Jerome Depalma, et al  
7470 Edna Avenue  
Las Vegas, Nevada 89117

**RE: SDR-76995 [PRJ-76906] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO ZON-76993 AND SUP-76994  
CITY COUNCIL MEETING OF OCTOBER 2, 2019**

Dear Mr. Depalma:

The City Council at a regular meeting held on October 2, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED FOUR STORY, 334-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WITH WAIVERS OF THE TOWN CENTER URBAN ZONE DEVELOPMENT STANDARDS on 9.18 acres on the south side of Deer Springs Way, approximately 250 feet west of Durango Drive (APNs 125-20-301-008 and 020), U (Undeveloped) Zone [TC (Town Center) General Plan Designation] [PROPOSED: T-C (Town Center)], Ward 6 (Fiore) [PRJ-76906].

This approval is subject to the following amended conditions:

**Planning**

1. Approval of Rezoning (ZON-76993) and approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-76994) 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 09/30/19; landscape plan date stamped 09/26/19; and building elevations date stamped 07/29/19, except as amended by conditions herein.
4. 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. **21-0337**  
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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
  - Landscape buffers adjacent to right-of-way shall be screened in accordance with the Town Center Development Standards Manual which states, *"parking lot which abuts a public street shall be screened by landscaping, decorative walls and landscaped berms with a minimum height of three feet above the finished grade at the rear of the setback area, or any combination thereof."*
  - One, 24-inch box tree shall be planted every 30 linear feet in the southernmost landscape buffer adjacent to Clark County 215 in accordance with Title 19.06 for standard tree spacing for multi-family.
  - Two, 12-foot to 25-foot tall palm trees (varying height for interest), and one 24-inch box shade tree to alternate every 35 linear feet on center shall be planted within the landscape buffer areas adjacent to Deer Springs Way in accordance with the Town Center Development Standards Manual.
  - The western perimeter landscape buffer shall include 36-inch box size African Sumac and Chitalpa Trees planted in an alternating pattern every 15 feet on center.
  - The temporary park area within the Echelon Point Drive right-of-way shall include additional 36-inch box size shade trees and a fenced area for dogs such as a dog run and/or park.
7. A Waiver of the Town Center Development Standards Manual is hereby approved to allow a zero percent built-to-line where 60 percent is required.
8. A Waiver of the Town Center Development Standards Manual is hereby approved to allow the surface parking to be adjacent to the right-of-way where parking shall be located on the side and/or rear side of the structures they serve.
9. A Waiver of the Town Center Development Standards Manual is hereby approved to allow surface parking to be located eight to ten feet from the property line where 15 feet is required.
10. A Waiver of the Town Center Development Standards Manual is hereby approved for the northern portion of the development to allow a 10-foot wide landscape buffer adjacent to the north property line where 15 feet is required, and to allow an eight foot wide landscape buffer adjacent to the south property line where 15 feet is required.

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11. A Waiver of the Town Center Development Standards Manual is hereby approved for the southern portion of the development to allow an eight-foot wide landscape buffer adjacent to the north property line where 15 feet is required, and to allow a 10-foot wide landscape buffer adjacent to the south property line where 15 feet is required.
12. A Waiver of the Town Center Development Standards Manual is hereby approved for the northern portion of the development to allow 34 parking lot trees where 61 are required.
13. A Waiver of the Town Center Development Standards Manual is hereby approved for the southern portion of the development to allow 29 parking lot trees where 42 are required.
14. Handicap parking stalls shall be provided for and striped in accordance with Title 19.08.110.
15. 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.
16. 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.
17. All Town Center Development Standards, City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

18. Dedicate 80-feet of right-of-way adjacent to this site for Echelon Point Drive and 40-feet of right-of-way for Deer Springs Way prior to the issuance of any permits.
19. Concurrent with development of this site, construct all incomplete half street improvements on Echelon Point Drive and Deer Springs Way per Town Center Standards.

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20. Echelon Point shall be temporarily blocked with a wrought iron fence at the western edge of this site which may also be required for Secondary Fire Access. The Echelon Point public right-of-way may be temporarily used for parking, landscaping including trees, as well as a fenced area for a dog run, other open space amenities and monument signage through a License Agreement with the City, and subject to removal of said improvements by the licensee at their expense upon written notice by the City. No permanent structures are allowed within the Echelon Point public right-of-way. Prior to Echelon Point being opened to public vehicular traffic, there shall be a public hearing at City Council which authorizes the opening of Echelon Point. The City will construct this roadway improvement if authorized by the City Council.
21. Prior to the submittal of any construction drawings, meet with the Sanitary Sewer Section of the Department of Public Works to determine an acceptable connection point to public sewer.
22. 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.
23. Submit a License Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. 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 landscaping and private improvements 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 structures 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 Encroachment Agreement.
24. 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 include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. 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; dedicated 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

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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.

25. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 3, 2019.

Sincerely,



Robert Summerfield, AICP  
Director  
Department of Planning

RTS:PL:clb

cc: Ms. Jan Goyer  
Ovation Contracting, Inc.  
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7485 West Azure Drive, Suite #226  
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