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CITY COUNCIL**

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cityoflasvegas
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December 9, 2020

Ms. Michelle Merced
NHS Holdings LLC
1849 Civic Center Drive
North Las Vegas, Nevada 89030

RE: 20-0264-SDR1

PLANNING COMMISSION MEETING OF DECEMBER 8, 2020

Dear Ms. Merced:

The Planning Commission at a regular meeting held on **December 8, 2020** voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 43-FOOT TALL, THREE-STORY, 60-UNIT SENIOR CITIZEN APARTMENTS DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE DEVELOPMENT STANDARDS on 2.99 acres at 832 North Eastern Avenue (APN 139-25-301-001), Ward 3 (Diaz).

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, landscape plan, and building elevations, date stamped 10/19/20, except as amended by conditions herein.
3. A Waiver from Title 19.06.040 is hereby approved, to allow a zero-foot landscape buffer along a portion of the southern perimeter where six feet is the minimum required.
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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. The minimum distance between buildings shall be 10 feet.

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7. 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, which 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.
8. 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.
9. 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.
10. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. The sidewalks along Eastern Avenue shall meet Public Right of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement, if any, needed to complete this requirement.
13. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Eastern Avenue Capital Improvement project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
14. Prior to the submittal of any construction drawings, meet with the Sanitary Sewer Section of the Department of Public Works to determine an appropriate point of service connection.
15. 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.

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16. 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.

This action by the Planning Commission on **December 8, 2020** 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 <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **December 21, 2020**. 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
Deputy Planning Director
Department of Planning

PL:nl/clb

cc: Ms. Michelle Merced
Neighborhood Housing Services of Southern NV
1849 Civic Center Drive
North Las Vegas, Nevada 89030

Mr. Bob Hall
Integrated Design & Architecture
906 ½ Park Avenue SW
Albuquerque, New Mexico 87102

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