



**LAS VEGAS
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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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cityoflasvegas
lasvegasnevada.gov

October 17, 2023

City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

**RE: 23-0041-SDR1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2023**

Dear Applicant:

Your Land Use Entitlement project request FOR THE PROPOSED ADDITION OF THREE DOG PARK AREAS TO A PUBLIC PARK [EAST LAS VEGAS FAMILY PARK] AND TO ALLOW CHAIN LINK FENCING WHERE SUCH MATERIALS ARE PROHIBITED. on 1.38 acres on the north side of East Washington Avenue, approximately 565 feet west of Lamb Boulevard (APN 140-29-212-009), C-1 (Limited Commercial) Zone, Ward 3 (Diaz) was considered administratively by the Department of Community Development staff.

The Department of Community Development has administratively **APPROVED** your request subject to the following:

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 and landscape plan, date stamped 09/26/23, 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 Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.

6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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 action by the Department of Community Development staff on **October 17, 2023** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

Cc.:

Miguel Escobar
Atkins North America
2270 Corporate Circle
Henderson, Nevada 89074

Liz Duncan
City of Las Vegas Public Works
495 South Main Street, 5th floor
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