

**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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DIRECTOR

**CITY HALL**

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cityoflasvegas  
lasvegasnevada.gov

September 10, 2025

Southern Nevada Water Authority  
Las Vegas Valley Water District  
1001 South Valley View Boulevard  
Las Vegas, Nevada 89107

**RE: 25-0215 [ZON1 AND SDR1]  
PLANNING COMMISSION MEETING OF SEPTEMBER 9, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on **September 9, 2025** voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 20.15 acres at 6930 West Oakey Boulevard (APN 163-03-603-010), Ward 1 (Knudsen).

**25-0215-ZON1 - REZONING - FROM: R-E (RESIDENCE ESTATES) TO: C-V (CIVIC)**

**25-0215-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED ONE-STORY, 2,373 SQUARE-FOOT PUMP STATION BUILDING AND EQUIPMENT ADDITION TO AN EXISTING WATER RESERVOIR FACILITY**

This approval is subject to the following conditions:

**25-0215-SDR1 CONDITIONS**

**Planning**

1. Approval of a Rezoning (25-0215-ZON1) 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 and building elevations, date stamped 05/29/25 and retaining wall elevations date stamped 08/05/25, 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 Building and Safety Division.

5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**


7. Prior to the issuance of on-site permits for this site, contact the City Traffic Engineer's Office at 702-229-2199 to coordinate the development of this project with the Maintenance of Traffic control for off-site improvements related to this site. Comply with the recommendations of the City Traffic Engineer.

**Fire & Rescue**

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.

This item will be considered by the City Council on **October 15, 2025** This meeting will be held at 9:00 A.M. at 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:jr

cc:

Jonathan Tull  
Las Vegas Valley Water District  
1001 South Valley View Boulevard  
Las Vegas, Nevada 89107

Cc:

Yvonne Hand  
Las Vegas Valley Water District  
1001 South Valley View Boulevard  
Las Vegas, Nevada 89107