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August 19, 2024

Elizabeth Duncan
City of Las Vegas
495 South Main Street, 5th Floor
Las Vegas, Nevada 89101

**RE:24-0302-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW**

ADMINISTRATIVE CYCLE – AUGUST 2024

Dear Ms. Duncan,

The Department of Community Development – Planning Division has administratively APPROVED a Land Use Entitlement project FOR A PROPOSED PUBLIC PARK on 1.39 acres at the northeast corner of Oakey Boulevard and Rancho Drive (APNs 162-04-210-101 through 103), R-E (Residence Estates) Zone, Ward 1 (Knudsen).

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, landscape plan, and building elevations, date stamped 07/16/24, 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. 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. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Per Condition #1 of 100429-PMP Development Coordination Section, a Bus Shelter Pad Easement shall be granted to the Regional Transportation Commission on Rancho Drive and provide the recorder's information on this map, unless otherwise allowed by the City Engineer.
10. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
11. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Drive Complete Streets - Sahara to Mesquite (MWA458) project, the Oakey Boulevard - Rancho to Martin Luther King CIP (MWA935) and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
12. 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.
13. 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.

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This action by the Department of Community Development staff on **August 19, 2024** 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

c.c.:

Shane Ice
Lage Landscape Architects
314 South Water Street, Suite 120
Henderson, Nevada 89015