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March 28, 2024

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

**RE: 24-0093-SDR-1 SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – MARCH 2024**

Dear Ms. Duncan:

Your request for a Site Development Plan Review for possible action on a Land Use Entitlement project request FOR A PROPOSED ADDITION OF A 3,249 SQUARE-FOOT CLUBHOUSE AND THREE ADDITIONAL TENNIS COURTS TO AN EXISTING PARK on 59.37 acres at 3333 West Washington Avenue (APN 139-29-301-003), C-V (Civic) Zone, Ward 5 (Crear)..

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 02/23/24, 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.



Public Works

6. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage study update.

Fire & Rescue

7. 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 action by the Department of Community Development staff on **March 28, 2024** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr

cc:

Nathan Edwards
TSK Architecture
314 South Water Street
Henderson, Nevada 89015