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cityoflasvegas
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November 3, 2020

Mr. Samuel Tolman
City of Las Vegas
333 North Rancho Drive, 8th Floor
Las Vegas, Nevada 89106

**RE: 20-0069-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – NOVEMBER 2020**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR A PROPOSED PUMP HOUSE AND OTHER ONSITE IMPROVEMENTS AT AN EXISTING CITY PARK on a portion of 697.78 acres at 9200 Tule Springs Road (APN 125-04-301-005), Ward 6 (Fiore) has been considered administratively by the Department of Planning staff.

The Department of Planning 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 10/05/20 and building elevations, date stamped 11/02/20, 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 Department of Building and Safety.
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.

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. 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 Department of Planning staff on **November 3, 2020** 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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Chris Cortney
208 S. Maryland Parkway, Ste. A
Las Vegas, Nevada 89101