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January 25, 2021

Rancho Village Partners, LLC
2222 Martin
Irvine, California 92612

**RE: 20-0101-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JANUARY 2021**

Dear Applicant:

request for a Minor Amendment of an approved Site Development Plan Review (SDR-73295) FOR A 692-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT WHERE 738 UNITS WERE PREVIOUSLY APPROVED on 33.47 acres on the west side of Rancho Drive, 230 feet north of Smoke Ranch Road (APN 139-18-410-012), R-3 (Medium Density Residential) Zone, Ward 5 (Crear, 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. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-73295) shall be required, if approved, except as amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-73295). No further action is needed, as this approval is extended, exercised, or expired with SDR-73295.
3. All development shall be in conformance with the site plans date stamped on 09/25/20 and 12/18/20, landscape plan date stamped on 09/25/20, and building elevations, date stamped 12/18/20, except as amended by conditions herein.
4. An Exception from Title 19.06.040 is hereby approved, to allow 34 trees where 35 are required within the western perimeter landscape buffer.
5. 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.

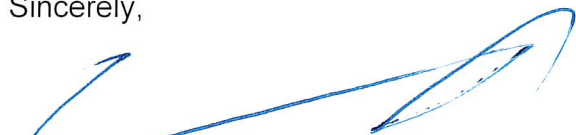
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. In addition to sidewalk improvements required by Condition #13 of Site Development Plan Review (SDR-73295), remove and replace all unused driveways and replace with curb, gutter, and sidewalk meeting current City Standards concurrent with development of this site.
10. The submitted drainage study, DS-5380, shall be approved prior to the issuance of any building permits. An update to the drainage study will be required if any revisions to the overall flow pattern are changed.
11. Comply with all applicable previous conditions of approval for Site Development Plan Review (SDR-73295) and all other site related actions.

This action by the Department of Planning staff on **January 25, 2021** 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/clb

c.c.: Lindsay Brown
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135