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November 17, 2020

Ms. Diane Siebrandt
City of Las Vegas, Dept. of Planning
495 South Main Street, 3rd Floor
Las Vegas, Nevada 89101

**RE: 20-0217-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – NOVEMBER 2020**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PUBLIC PARK on 3.15 acres at 1251 Maryland Parkway (APN portion of 162-03-514-052), C-V (Civic) Zone, Ward 3 (Diaz) 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, landscape plan, and building elevations, date stamped 10/01/20 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. The proposed wading pool, identified on the site plan as the Groom Pond, shall not be permitted or be included with any future park permit submittals.
5. Prior to the issuance of building permits, coordinate with the Parks and Grounds Maintenance Section of the Parks and Recreation Department for review and approval of all proposed playground equipment and amenity installations.

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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 as Final Map submittal. A permanent underground sprinkler system is required, and 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. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on **November 17, 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

c.c.:

Mr. John Curran
Good Hood LLC
985 White Drive, Ste. 100
Las Vegas, Nevada 89119