



**LAS VEGAS  
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DEPARTMENT OF PLANNING

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cityoflasvegas  
lasvegasnevada.gov

July 8, 2021

Bonanza Springs LLC  
330 S. Rampart Blvd., Ste. 340  
Las Vegas, Nevada 89145

**RE: 21-0259-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE – JUNE 2021**

Dear Applicant:

Your request for a Minor Amendment to Site Development Plan Review (SDR-56711) FOR THE REDUCTION OF TWO UNITS OF A PREVIOUSLY APPROVED 80-UNIT MULTI-FAMILY RESIDENTIAL DEVELOPMENT on 7.27 acres at 4901 East Bonanza (APN 140-32-502-002), R-3 (Medium Density Residential) 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 05/18/21, 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, 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.

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. Comply with all previous conditions of approval for SDR-56711 and all other site-related actions.

This action by the Department of Planning staff on **July 8, 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  
Department of Planning

EM:nl

c.c.:

Hardy Construction Development  
4901 East Bonanza Road  
Las Vegas, Nevada 89110