



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

March 14, 2019

New Century Homes, LLC
6280 S. Valley View Blvd., Ste. C-326
Las Vegas, Nevada 89118

**RE: EOT-75890 [PRJ-75774] – ADMINISTRATIVE SITE EXTENSION
OF TIME - VACATION
ADMINISTRATIVE CYCLE – MARCH 2019**

Dear Applicant:

Your request for an Extension of Time of an approved Petition to Vacate (VAC-72241) A PORTION OF THE EAST HALF OF BELCASTRO STREET, A PORTION OF THE SOUTH HALF OF THE HOLMBY AVENUE DRAINAGE CHANNEL AND U.S. GOVERNMENT PATENT EASEMENTS generally located at the southeast corner of Holmby Avenue and Belcastro Street, Ward 1 (Tarkanian) [PRJ-75774], 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 expire on 03/21/20, unless another Extension of Time is administratively approved.
2. Conformance to the Conditions of Approval for a Petition to Vacate (VAC-72241) and all other related actions as required by the Department of Planning and the Department of Public Works.

This action by the Department of Planning staff on **March 14, 2019** 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

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
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EOT-75890 [PRJ-75774] - Page Two
March 14, 2019

cc:

Taney Engineering
6030 S.Jones Blvd., Ste. 100
Las Vegas, Nevada 89118



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

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Mayor Pro Tem

STAVROS S. ANTHONY
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MICHELE FIORE
CEDRIC CREAR
WARD 2 (Vacant)

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
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March 21, 2019

Presidio Summit Regena 18 LLC
3425 Cliff Shadows Pkwy, Ste. 110
Las Vegas, Nevada 89129

**RE: EOT-76013 [PRJ-75947] – ADMINISTRATIVE SITE EXTENSION
OF TIME - VACATION
ADMINISTRATIVE CYCLE – MARCH 2019**

Dear Applicant:

Your request for an Extension of Time of an approved Petition to Vacate (VAC-72409) U.S. Government Patent Easements generally located on the south side of Centennial Parkway, approximately 275 feet west of Fort Apache Road, Ward 6 (Fiore) [PRJ-75947], 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 expire on 03/21/20, unless another Extension of Time is administratively approved.
2. Conformance to the Conditions of Approval for a Petition to Vacate (VAC-72409) and all other related actions as required by the Department of Planning and the Department of Public Works.

This action by the Department of Planning staff on **March 21, 2019** 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:

Taney Engineering
6030 S.Jones Blvd., Ste. 100
Las Vegas, Nevada 89118

Mr. Andrew Acuna
Summit Homes of Nevada LLC
3425 Cliff Shadows Pkwy, Ste. 110
Las Vegas, Nevada 89129



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March 11, 2019

Ms. Rene Page
3284 Mustang Street
Las Vegas, Nevada 89108

**RE: RQR-74008 [PRJ-75835] – ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE CYCLE – MARCH 2019**

Dear Ms. Page:

Your request for a Required Review of an approved Special Use Permit (SUP-71230) FOR A SHORT-TERM RESIDENTIAL RENTAL USE at 3284 Mustang Road (APN 138-11-802-008), R-E (Residence Estates) Zone, Ward 5 (Crear) [PRJ-75835], has been considered administratively by the Department of Planning staff.

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-71230) shall be required.
2. No further reviews shall be required.
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. 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 **March 11, 2019** 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,

Steve Swanton, AICP
Senior Planner
Case Planning Division

SS:clb

cc: Mr. Nathan Taylor
Taylor Consulting Group
8414 West Farm Road, Suite #180
Las Vegas, Nevada 89131



**LAS VEGAS
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ROBERT SUMMERFIELD
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March 11, 2019

Ms. Rachel A. Hopper
821 Mar Jay Court
Las Vegas, Nevada 89107

**RE: RQR-74228 [PRJ-75247] – ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE CYCLE – MARCH 2019**

Dear Hopper:

Your request for a Required Review for an approved Special Use Permit (SUP-71414) FOR A SHORT-TERM RESIDENTIAL RENTAL USE at 821 Mar Jay Court (APN 139-30-711-088), R-1 (Single Family Residential) Zone, Ward 5 (Crear) [PRJ-75247], has been considered administratively by the Department of Planning staff.

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-71414) shall be required.
2. No further reviews shall be required.
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. 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 **March 11, 2019** 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,

Steve Swanton, AICP
Senior Planner
Case Planning Division

SS:ja:clb

cc: Mr. Nathan Taylor
Taylor Consulting Group
8414 West Farm Road, Suite #180
Las Vegas, Nevada 89131



**LAS VEGAS
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WARD 2 (Vacant)

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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March 21, 2019

Ms. Jacqui Strong
1909 Plaza Del Dios
Las Vegas, Nevada 89102

**RE: RQR-74668 – ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE CYCLE – MARCH 2019**

Dear Ms. Strong:

Your Required Review of an approved Special Use Permit (SUP-73286) FOR A SHORT-TERM RESIDENTIAL RENTAL USE at 2013 El Greco Street (APN 162-06-712-004), R-1 (Single Family Residence) Zone, Ward 1 (Tarkanian), 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. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-73286) shall be required.
2. No further reviews shall be required.
3. 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 **March 21, 2019** 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,

Steven Swanton, AICP
Senior PLanning
Case Planning Division

SS:clb

cc: Ms. Jacqui Strong
2013 El Greco Street
Las Vegas, Nevada 89102



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
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WARD 2 (Vacant)

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

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March 19, 2019

Mr. and Mrs. Aaron Oetting
822 Park Paseo
Las Vegas, Nevada 89104

**RE: RQR-74669 [PRJ-75591] – ADMINISTRATIVE REQUIRED REVIEW
ADMINISTRATIVE CYCLE – MARCH 2019**

Dear Mr. and Mrs. Oetting:

Your request for a Required Review of an approved Special Use Permit (SUP-73298) FOR A SHORT-TERM RESIDENTIAL RENTAL USE at 822 Park Paseo (APN 162-03-515-078), R-1 (Single Family Residential) Zone, Ward 3 (Coffin) [PRJ-75591], has been considered administratively by the Department of Planning staff.

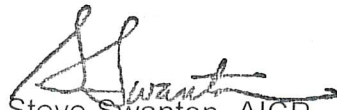
This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-73298) shall be required.
2. No further reviews shall be required.
3. 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 **March 19, 2019** 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,


Steve Swanton, AICP
Senior Planner
Case Planning Division

SS:clb



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STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

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March 6, 2019

Vestar Best in the West Property
Homeplace Lease
2425 E. Camelback Road, Ste. 750
Phoenix, AZ 85016

**RE: SDR-75718 [PRJ-75650] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – MARCH 2019**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR A PROPOSED 6,161 SQUARE-FOOT COMMERCIAL BUILDING on 3.30 acres at 2044 North Rainbow Boulevard (APN 138-23-215-028), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-75650], 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.
4. All development shall be in conformance with the site plan stamped 02/13/19, and the landscape plan and elevations stamped 02/04/19, except as amended by conditions herein.
4. Streetscape, perimeter landscaping, and parking lot landscaping shall conform to the approved landscape plans associated with the original Zoning Reclassification (Z-0061-90).
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. 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.
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.

Public Works

10. 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 drainageways recommended in the approved drainage study update.

This action by the Department of Planning staff on **March 6, 2019** 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. Michael Tseng
17911 Von Karman Avenue
Lakewood, CA 90713



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN

STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

February 27, 2019

WGD Vegas, LLC
4201 East Yale Avenue, Ste. 140
Denver, CO 80222

**RE: SDR-75776 [PRJ-75291] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – MARCH 2019**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED 4,500 SQUARE-FOOT GENERAL RETAIL STORE on 0.77 acres at 8470 Farm Road (APN 125-17-610-023), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore) [PRJ-75291], 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 [Z-0076-98(14)] and Site Development Plan Review (SDR-10505) shall be required, except where amended herein.
2. 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.
3. All development shall be in conformance with the site plan and building elevations, date stamped 02/12/19 and landscape plan date stamped 02/26/19, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
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LAS VEGAS, NV 89106
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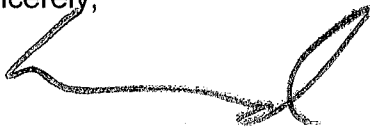
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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 drainageways recommended in the approved drainage study update.

This action by the Department of Planning staff on **February 27, 2019** 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:

Farm Capital Management LLC
7155 S. Rainbow Blvd., Ste. 200
Las Vegas, Nevada 89118



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
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MICHELE FIORE
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WARD 2 (Vacant)

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD

DIRECTOR

**DEVELOPMENT
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March 27, 2019

Ms. Jennifer Textor
Clean Channel
7370 Dean Martin Drive, Ste. 407
Las Vegas, Nevada 89139

**RE: SDR-75873 [PRJ-75866] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – MARCH 2019**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR THE CONVERSION OF THE NORTH FACE OF A STATIC OFF-PREMISE SIGN TO A DIGITAL DISPLAY UNIT (LED) at 1604 West Oakey Boulevard (APN 162-04-602-009), M (Industrial) Zone, Ward 3 (Coffin) [PRJ-75866], 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. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-71233) and Variance (VAR-75872) shall be required, if approved.
2. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

SDR-75873 [PRJ-75866] - Page Two
March 27, 2019

This action by the Department of Planning staff on **March 27, 2019** 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,

A handwritten signature in black ink, appearing to read 'Eric McCammond', with a stylized flourish at the end.

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl



**LAS VEGAS
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March 21, 2019

Mr. Patrick Batte
City of Las Vegas
333 North Rancho Drive
Las Vegas, Nevada 89106

**RE: SDR-75952 [PRJ-75867] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – MARCH 2019**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR A PROPOSED EXPANSION OF A GOVERNMENT FACILITY on 0.52 acres at the southeast corner of Coolidge Avenue and South Casino Center Boulevard (APN 139-34-401-026), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75867], 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 the LVMC Title 19.16. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. All required building permits shall be pulled within 60 calendar days of the date of the approval letter.
3. All development shall be in conformance with the site plan and landscape plan stamped 03/04/19, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

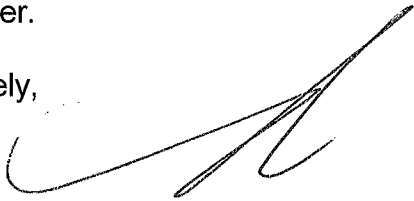
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Department of Planning staff on **March 21, 2019** 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,

A handwritten signature in black ink, appearing to read 'Eric McCammond', with a long, sweeping horizontal stroke extending to the right.

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl



**LAS VEGAS
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MICHELE FIORE

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WARD 2 (Vacant)

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
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March 25, 2019

City of Las Vegas
Department of Public Works
333 North Rancho Drive
Las Vegas, Nevada 89106

**RE: SDR-75968 [PRJ-74760] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – MARCH 2019**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR A PROPOSED PARK on 15 acres at 10596 Farm Road (APN 126-13-701-015), PD (Planned Development) Zone [PF (Public Facility) Cliffs Edge Master Plan Land Use Designation], Ward 6 (Fiore) [PRJ-74760], 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 03/05/19 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.

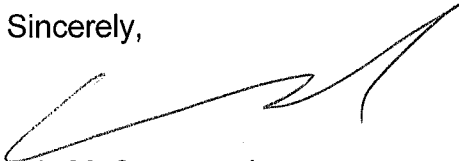
Public Works

8. Prior to the issuance of permits, the appropriate legal rights to construct the knuckle on Bureau of Land Management (BLM) property and Clark County School District property shall be obtained to the satisfaction of the City Engineer. Additionally, we note there is an existing BLM Grant along the west side of this property that coincides with the School Street alignment that may be vacated in the future.
9. Construct all incomplete half-street improvements on Education Avenue including a knuckle at the intersection of Education Avenue and School Street meeting Current City Standards concurrent with the development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
10. Concurrent with development, shorten the median island on Farm Road to allow for left turns into the proposed driveway.
11. The site shall be graded in such a way as to prevent the storm water runoff from entering the water play area.
12. The water play features shall be sequenced so that no more than 20 gallons per minute or other amount as allowed by Sanitary Sewer Planning Section, will be allowed to be activated at any given point in time among all water play features at the park. Alternatively, construct off-site relief sewers acceptable to the Sanitary Sewer Planning Section of the Department Public Works to increase wastewater capacity.

13. 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 drainage ways 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 **March 25, 2019** 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,

A handwritten signature in black ink, appearing to read 'Eric McCammond', with a long, sweeping horizontal stroke extending to the right.

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

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SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE

3RD FLOOR

LAS VEGAS, NV 89106

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cityoflasvegas
lasvegasnevada.gov

March 18, 2019

Sean Ashoori
SS&D Nevada Properties, LLC
6404 Wilshire Boulevard, Ste. 940
Los Angeles, CA 90048

**RE: SDR-76051 [PRJ-73755] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – MARCH 2019**

Dear Applicant:

Your request for a Minor Amendment of a previously approved Site Development Plan Review (SDR-73846) FOR A PROPOSED 582 SQUARE-FOOT BUILDING ADDITION, ELEVATION CHANGES, AND PARKING LOT RECONFIGURATION ADDING FIVE ADDITIONAL PARKING SPACES WHERE 37 WERE PREVIOUSLY APPROVED on 0.65 acres at 1809 South Las Vegas Boulevard (APN 162-03-310-007), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-75100], 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-73846) shall be required, excepted as amended herein.
2. 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.
3. All development shall be in conformance with the site and landscape plan, and elevations date stamped 03/12/19, except as amended by conditions herein.
4. All signage shall be reviewed separately as part of the building permit review process.

5. Site Development Plan Review (SDR-75521) is hereby expunged upon final approval.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-73846) and all other applicable site-related actions.

This action by the Department of Planning staff on **March 18, 2019** 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,

A handwritten signature in black ink, appearing to read 'Eric McCammond', with a stylized, flowing script.

Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

SDR-76051 [PRJ-73755] - Page Three
March 18, 2019

cc:

Mr. Michael Pancirov
SPARC Design
7485 West Azure Drive, Ste. 222
Las Vegas, Nevada 89130