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August 8, 2012

Mr. Patrick Batte  
City of Las Vegas  
Department of Public Works  
333 North Rancho Drive, 9<sup>th</sup> Floor  
Las Vegas, Nevada 89106

**RE: SDR-45055 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - AUGUST 2012**

Dear Mr. Batte:

Your request for a Site Development Plan Review FOR A PUBLIC PARK on 0.56 acres at 300 West Boston Avenue (APN 162-04-707-008), C-V (Civic) Zone, Ward 3 (Coffin), 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 07/16/12, 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.

CITY OF LAS VEGAS  
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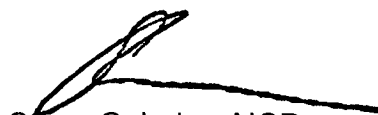
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

7. In accordance with code requirements of Title 13.56, remove all substandard offsite improvements and replace with new improvements meeting Downtown Centennial Standards concurrent with development of this site except as modified by the City Engineer. 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.
8. The proposed splash pad shall be designed to prevent storm water from entering the wastewater collection system.
9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways as recommended.

This action by the Department of Planning staff on August 8, 2012 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 Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb