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May 23, 2012

Ms. Gina Venglass
City of Las Vegas
Department of Public Works
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

**RE: SDR-45228 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MAY 2012**

Dear Ms. Venglass:

Your request for a Minor Amendment of a Site Development Plan Review (SDR-4312) FOR A PROPOSED SHADE STRUCTURE, RESTROOM AND WALKWAYS WITHIN AN EXISTING PUBLIC PARK on 10.0 acres adjacent to the northeast corner of Tenaya Way and Summerlin Parkway (a portion of APN 138-27-301-019), C-V (Civic) and U (Undeveloped) Zones [ROW (Right-of-Way) General Plan Designation], Ward 2 (Beers), 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 approved conditions for Site Development Plan Review (SDR-4312) except 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 plan, landscape plan, and building elevations, date stamped 04/24/12, 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.



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5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

Public Works

6. Dedicate 40 feet of right-of-way adjacent to this site for Tenaya Way prior to the issuance of any permits unless otherwise directed by the City Engineer.
7. The proposed restroom shall connect to the public sewer system.
8. 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 May 23, 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