



June 7, 2012

Ms. Candice Nichols  
Gay and Lesbian Community Center of Southern Nevada  
953 East Sahara Avenue, Suite B31  
Las Vegas, Nevada 89104

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CITY MANAGER

**RE: SDR-45262 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - MAY 2012**

Dear Ms. Nichols:

Your request for a Site Development Plan Review FOR A PROPOSED COMMUNITY RECREATIONAL FACILITY (PUBLIC) WITHIN AN EXISTING 15,000 SQUARE-FOOT BUILDING on 1.82 acres at 401 South Maryland Parkway (APNs 139-34-811-047 and 052), C-1 (Limited Commercial) 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 04/26/12, except as amended by conditions herein.
3. An Exception from Title 19.08.040 is hereby approved, to allow perimeter trees along Rue 13 to be spaced at 40-foot intervals where a maximum of 20 feet is required.
4. 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  
DEPARTMENT OF PLANNING  
DEVELOPMENT SERVICES CENTER  
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5. The technical landscape plan shall indicate spacing of trees along Rue 13 from Lewis Avenue to the Rue 13 driveway at no less than 40 feet on center. The lower-edge-of-the-canopy-of-each-mature-tree-shall-be-a-minimum-of-eight-feet tall at time of planting.
6. The proposed entry gates along Lewis Avenue shall remain open during normal business hours.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements and replace with new improvements meeting Current City Standards concurrent with 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.
12. Maintain drivable access to the existing manhole on this site located within Public Sewer Easement 20020311:01412
13. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Coordinate with the City Traffic Engineer and the Planning Department to insure that location of landscaping along the South Rue 13 does not create an unsafe traffic sight visibility concern.

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14. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site. ~~The applicant must carry an insurance policy for the term~~ of the encroachment agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove landscaping and private improvements encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures in the public right-of-way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
15. 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 June 7, 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

cc: Mr. Brian Gabriel  
YWS  
5005 West Patrick Lane  
Las Vegas, Nevada 89118