



LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW

BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

February 20, 2013

Mr. Haskel Iny
Rancho Verde Apartments, LLC
8350 West Sahara Avenue, Suite #210
Las Vegas, Nevada 89117

**RE: SDR-48204 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - FEBRUARY 2013**

Dear Mr. Iny:

Your request for a Minor Site Development Plan Review TO VERIFY DEVELOPMENT STANDARDS FOR THREE SEPARATE PARCELS on 13.6 acres at 98 South Martin Luther King Boulevard (APN 139-28-402-001), R-5 (Apartment) Zone, Ward 5 (Barlow), 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. A non-revocable, perpetual cross access agreement must be recorded within 30 days of approval in order to provide unobstructed access to and from the Martin Luther King Boulevard right-of-way to the newly created parcels.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 01/29/13, 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 702.386.9108

www.lasvegasnevada.gov



Mr. Barry L. Lazarus
SDR-48204 – Page Two
February 20, 2013

6. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to create the proposed lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
 7. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
 8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
-

Public Works

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

This action by the Department of Planning staff on February 20, 2013 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Joey DeBlanco
Las Vegas Civil Engineering
2251 North Rampart Boulevard, Suite #418
Las Vegas, Nevada 89128