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June 25, 2013

Ms. Robin Yoakum
City of Las Vegas
Department of Public Works
333 North Rancho Drive, 8th Floor
Las Vegas, Nevada 89106

**RE: SDR-49499 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - JUNE 2013**

Dear Ms. Yoakum:

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 (Ross), 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 06/18/13 except as amended by conditions herein.
3. Future Phase 2 of the subject site shall be subject to the entitlement and plan review process.
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.

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7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Realign the proposed driveways with the existing school driveways on the south side of Education Avenue.
9. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first.

This action by the Department of Planning staff on June 25, 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. Chris Dingell
Cliff's Edge, LLC
3455 Cliff Shadows Parkway, Suite #220
Las Vegas, Nevada 89129