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December 1, 2014

Mr. John J. Entsminger
Las Vegas Valley Water District
1001 South Valley View Boulevard
Las Vegas, Nevada 89153

**RE: SDR-56730 [PRJ-55491] - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - DECEMBER 2014**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR A PROPOSED STREETSCAPE IMPROVEMENT PROJECT AND 3,635 SQUARE-FOOT OF NEW CONSTRUCTION on 102.98 acres at (APN 139-31-602-003 and 139-30-804-001), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-55491], 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. All conditions of approved Site Development Plan Review [Z-0026-92(4)] shall remain, except as modified herein.
2. All development shall be in conformance with the site plan and building elevations, date stamped 11/03/14, 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.
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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

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December 13, 2014

Public Works

8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
9. Site development to comply with all applicable conditions of approval for Z-26-92 and all other applicable site-related actions.

This action by the Department of Planning staff on December 1, 2014 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:nl

cc:

Mr. Marcus R. Jensen
Las Vegas Valley Water District
1001 South Valley View Boulevard
Las Vegas, Nevada 89153

Mr. Peter J. Jauch
Las Vegas Valley Water District
1001 South Valley View Boulevard
Las Vegas, Nevada 89153