



February 15, 2017

City of Las Vegas
Real Estate Division
333 North Rancho Drive, 8th Floor
Las Vegas, Nevada 89106

**LAS VEGAS
CITY COUNCIL**

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City Manager

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

**RE: SDR-68699 [PRJ-68577] – ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW
ADMINISTRATIVE CYCLE – FEBRUARY 2017**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR PROPOSED UPGRADES TO PARK AMENITIES on 6.18 acres at 2801 West Oakey Boulevard (APN 162-05-701-001), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-68577], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following amended conditions:

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 and landscape plan date stamped (01/24/17), except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.

DEVELOPMENT
SERVICES CENTER
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301
702.474.0352 | FAX
TTY 711



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lasvegasnevada.gov



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

Public Works

7. Meet with the Sanitary Sewer Section of the Department of Public Works (702-229-6541) to discuss restrictions on the splash pad area, including site grading, a sand/oil interceptor, and maximum water flow restrictions prior to issuance of permits for this site.

This action by the Department of Planning staff on February 15, 2017 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,

A handwritten signature in black ink, appearing to read 'Steve Gebeke', with a long horizontal line extending to the right.

Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl