



June 21, 2017

**LAS VEGAS  
CITY COUNCIL**

Carolyn G. Goodman  
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Mayor Pro Tem

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City Manager

**DEPARTMENT OF  
PLANNING**

Thomas A. Perrigo  
Director

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

**RE: SDR-70688 [PRJ-70616] – ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW - ADMINISTRATIVE CYCLE – JUNE 2017**

Dear Applicant:

Your request for a Site Development Plan Review FOR A PROPOSED IMPROVEMENTS TO AN EXISTING CITY PARK INCLUDING SOCCER FIELDS, RESTROOMS WITH LOCKER ROOM FACILITIES AND PARKING LOT RECONFIGURATION on 7.00 acres located at 1020 East St Louis Avenue (APN: 162-03-801-004), C-V (Civic) Zone, Ward 3 (Coffin) [PRJ-70616], 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 05/25/17, 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.

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



cityoflasvegas  
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5. 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.
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.

**Public Works**

8. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
9. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, [or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Department of Planning staff on **June 21, 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,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:nl

City of Las Vegas Real Estate Division  
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c.c.:

Mr. Sam Tolman  
City of Las Vegas  
333 North Rancho Drive  
Las Vegas, Nevada 89106

Mr. Lance Kirk  
241 West Charleston Blvd., Ste. 107  
Las Vegas, Nevada 89102