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cityoflasvegas
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December 10, 2018

LVRC Residential LLC
3371 N. Buffalo Drive
Las Vegas, Nevada 89129

**RE: SDR-75108 [PRJ-74992] – ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW
ADMINISTRATIVE CYCLE – NOVEMBER 2018**

Dear Applicant:

Your request for a Minor Site Development Plan Review of an approved Rezoning (Z-120-97) FOR A PROPOSED 1,581 SQUARE-FOOT EXPANSION OF AN EXISTING 17,224 SQUARE-FOOT BUILDING on 1.65 acres at 3371 North Buffalo Drive (APN 138-09-801-021 and 024), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-74992], 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. Approval of and conformance to the Conditions of Approval for Rezoning (Z-120-97) and Review of Condition [Z-0120-97(1)] shall be required, if approved.
2. 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.
3. This approval is a minor amendment to, and shall run concurrently with, the approval for Rezoning (Z-120-97). No further action is needed, as this approval is extended with Z-120-97.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations stamped 12/05/18, except as amended by conditions herein.
5. An Exception from Title 19.08.110(C) is hereby approved to allow no landscape islands where two are required. The alternate standards allowed upon approval of the Exception are two triangular bump-out islands, each with a 24 inch box tree.

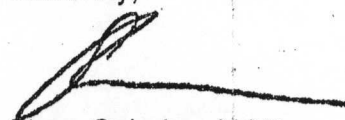
6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. 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 **December 10, 2018** 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

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SG:nl

c.c.

Mr. Doug Rankin
G.C. Garcia
1055 Whitney Ranch Drive
Henderson, Nevada 89014