



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
MAYOR

STEVEN D. ROSS  
MAYOR PRO TEM

LOIS TARKANIAN  
RICKI Y. BARLOW  
STAVROS S. ANTHONY  
BOB COFFIN  
BOB BEERS

ELIZABETH N. FRETWELL  
CITY MANAGER

CITY OF LAS VEGAS  
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER  
333 NORTH RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301  
FAX 702.474.0352  
TTY 7-1-1

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



/city of las vegas

October 20, 2016

Mary Bartsas 13, LLC  
601 South Rancho Drive, Suite #C23  
Las Vegas, Nevada 89106

**RE: ABEYANCE - SDR-65451 [PRJ-65250] – SITE DEVELOPMENT PLAN  
REVIEW RELATED TO SUP-65450  
CITY COUNCIL MEETING OF OCTOBER 19, 2016**

Dear Applicant:

The City Council at a regular meeting held on October 19, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 4,200 SQUARE-FOOT CLUB HOUSE AND EIGHT SPORT COURTS ASSOCIATED WITH A COUNTRY CLUB, PRIVATE on 2.03 acres at the southeast corner of Oakey Boulevard and Buffalo Drive (APN 163-03-301-012), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-65250].

This approval is subject to the following conditions:

**Planning**

1. Applicant to provide traffic calming device(s) within the property subject to the approval of City Fire Department and Public Work's Director.
2. If an engineer determines that the engineering of the existing block wall along the east property line can be increased in height, then the applicant will pay reasonable costs for the additional block added to the existing wall. The adjacent property owner shall make the request during the development of the property. Property owner is to obtain two separate bids to increase the height of the block wall.
3. Applicant is required to sound attenuate the existing block wall along the east property line by providing a stucco treatment that is approved by a sound engineer to provide sound attenuation.
4. Applicant is required to plant three (3) rows of Leyland Cypress trees to be placed at a minimum of twenty (20) feet on center along the east property line as depicted on the site plan. African Sumac trees will be planted along the south property line. The remaining trees along Buffalo and Oakey and parking areas will be Mesquite trees.
5. Security cameras will be placed within the property, including vehicle recognition cameras. The security footage will be subject to data protection legislation and security footage will be retained up to 30 days.

6. Motion sensor lights to be placed on the property to provide adequate security.
7. Subject to the approval of City Fire Department and Public Works Director, security gates to be closed when the country club is not opened for business.
8. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-65450) shall be required, if approved.
9. 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.
10. All development shall be in conformance with the site plan and landscape plan date stamped 09/28/16 and building elevations, date stamped 06/27/16, except as amended by conditions herein.
11. Handicap-accessible parking spaces shall be striped and dimensioned in conformance with Title 19 requirements.
12. All utility boxes and above-ground utility installations in excess of 27 cubic feet in size to be placed outside of the public right-of-way shall be screened with landscaping on two sides pursuant to Title 19.08.040, with one side being available for access by utility companies.
13. 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.
14. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
15. 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. The technical landscape plan shall indicate four five-gallon shrubs per tree provided in perimeter landscape buffers.

Mary Bartsas 13, LLC  
SDR-65451 [PRJ-65250] - Page Three  
October 20, 2016

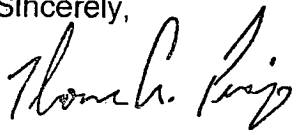
16. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
17. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

18. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City Standards concurrent with development of this site.
19. 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 or submittal of any construction drawings, 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on October 20, 2016.

Sincerely,



Thomas A. Perrigo  
Director  
Department of Planning

TAP:clb

cc: Ms. Lisa Jenson  
Real Racquet Academy  
PO Box 391192  
Dubai, UAE

Mr. John J. Carroll  
GGW Architects  
4945 West Patrick Lane  
Las Vegas, Nevada 89118