



Las Vegas
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Office of the
City Manager
Scott D. Adams
City Manager

July 20, 2017

Veterans Village 2 LLC
840 South Rancho Drive, Suite #4-622
Las Vegas, Nevada 89106

**RE: SDR-70217 [PRJ-69982] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-70218
CITY COUNCIL MEETING OF JULY 19, 2017**

Dear Applicant

The City Council at a regular meeting held on July 19, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 3,551 SQUARE-FOOT COMMUNITY CENTER, PRIVATE (ACCESSORY) on 4.08 acres at 50 North 21st Street (APNs 139-35-804-001 and 005), R-4 (High Density Residential) Zone, Ward 3 (Coffin) [PRJ-69982]

This approval is subject to the following 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 building elevations, date stamped 04/26/17, 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. 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

DEPARTMENT OF PLANNING

Development Services Center | 333 N. Rancho Drive | 3rd Floor | Las Vegas, NV 89106 | 702.229.6301 | FAX 702.474.0352 | TTY 7-1-1

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- 6 The minimum distance between buildings shall be six feet
- 7 The Community Center, Private (Accessory) use shall be for use only by residents of the subject property.
- 8 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

- 10 Correct all Americans 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.
11. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2017

Sincerely,



Robert Summerfield, AICP[®]
Acting Director
Department of Planning

RTS PL:clb

cc: Mr. Arnold Stalk
SHARE
840 South Rancho Drive, Suite #4
Las Vegas, Nevada 89106