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cityoflasvegas
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August 16, 2018

Mr. Anthony Lowrey
Cox Communications
1700 Vegas Drive
Las Vegas, Nevada 89106

**RE: SDR-73199 [PRJ-73198] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 16, 2018**

Dear Mr. Lowrey:

The City Council at a regular meeting held on August 15, 2018 voted to **APPROVE** a request for a Major Amendment to an approved Site Development Plan Review (SDR-56822) FOR A PROPOSED OUTDOOR TRAINING FACILITY on a portion of 2.90 acres at the northeast corner of Bonanza Road and Rancho Drive (APN 139-29-715-005), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-73198]

This approval is subject to the following conditions

Planning

1. An eight-foot wide landscape buffer shall be installed along the southern edge of the property along the existing fencing. The landscape buffer shall contain one 24-inch box shade tree every 20 linear feet with four, 5-gallon shrubs for every required tree.
2. The north portion of Phase 2 adjacent to completed Phase 1 depicted on previously approved Site Plan date stamped 11/10/14 [Site Development Plan Review (SDR-56822)] shall be installed in conjunction with the Fire Lane depicted on Site Plan date stamped 04/23/18.
3. An eight-foot wide landscape buffer shall be installed along the southern edge of the Phase 1 installed parking lot and the future completion of the north portion of the Phase 2 parking lot and fire lane. The landscape buffer shall contain one, 24-inch box shade tree every 20 linear feet with four, 5-gallon shrubs for every required tree.

4. 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.
5. Conformance to the Conditions of Approval for Site Development Plan Review (SD-00076-01) and Site Development Plan Review (SDR-56822) shall be required, if approved.
- 6 All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/23/18, except as amended by conditions herein.
7. 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.
- 8 These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
- 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. The technical landscape plan shall include the landscape requirements outlined in Condition of Approval Number One and Number Two.
- 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

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Public Works

12. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Rancho Road – Mesquite to Decatur project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
13. 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 August 16, 2018.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb