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cityoflasvegas
lasvegasnevada.gov

September 19, 2019

Ms. Marty Siska
City of Las Vegas
Department of Public Works
333 North Rancho Drive, 8th Floor
Las Vegas, Nevada 89106

**RE: SDR-76862 [PRJ-76850] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-76861
CITY COUNCIL MEETING OF SEPTEMBER 18, 2019**

Dear Ms. Siska:

The City Council at a regular meeting held on September 18, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED CITY PARK on 3.90 acres at the southeast corner of Marion Drive and Harris Avenue (APN 140-29-801-001), C-V (Civic) Zone, Ward 3 (Diaz) [PRJ-76850].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76861) 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. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/25/19, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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6. 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.
7. 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.

Public Works

8. Construct all incomplete half-street improvements on Harris Avenue and Marion Drive to meet City standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
10. Coordinate with the Sanitary Sewer Planning Section of the Department of Public Works to determine an appropriate location for public sewer connection to this site to either the existing sewer line in Harris Avenue or the proposed relief sewer line in Harris Avenue prior to the issuance of any permits.
11. Landscape and maintain all unimproved rights-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. This site is partially within a Federal Emergency Management Area (FEMA) designated flood zone. 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.

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The Notice of Final Action was filed with the Las Vegas City Clerk on September 19, 2019.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" and last name "Summerfield" clearly legible.

Robert Summerfield, AICP[®]

Director

Department of Planning

RTS:PL:clb

cc: Mr. Thai Tran
5820 South Eastern Avenue, Suite #200
Las Vegas, Nevada 89119