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cityoflasvegas  
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✓ SW

February 6, 2020

Mr. David Bechtel  
Masonic Memorial Temple  
2200 West Mesquite Avenue  
Las Vegas, Nevada 89106

**RE: SDR-77523 [PRJ-77484] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO VAR-77522  
CITY COUNCIL MEETING OF FEBRUARY 5, 2020**

Dear Mr. Bechtel:

The City Council at a regular meeting held on February 5, 2020 voted to **APPROVE** your request for a Major Amendment to a previously approved Rezoning (Z-0011-02) TO ADD A SOCCER FIELD TO AN EXISTING FRATERNAL ORGANIZATION DEVELOPMENT on 7.82 acres at 2200 West Mesquite Avenue (APN 139-29-801-009), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-77484].

This approval is subject to the following conditions:

**Planning**

1. An Administrative Required Review shall be conducted one year from the date of final approval.
2. All lighting shall be downward facing and shall not create a visual impact on the right of way.
3. Sidewalk installation shall be prior to any additional or future development applications to be submitted to the City.
4. Lighting shall be turned off by 8:45 p.m.
5. All temporary improvements to be removed within 30 days of final permit review.
6. Approval of and conformance to the Conditions of Approval for Variance (VAR-77522) shall be required, if approved.

7. Conformance to the approved conditions for Rezoning (Z-0011-02).
8. The proposed soccer field area shall not be leased or operated commercially.
9. All proposed field lighting shall comply with Title 19.08.040(E)(5) lighting requirements.
10. 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.
11. All development shall be in conformance with the site plan and landscape plan date stamped 09/23/19, except as amended by conditions herein.
12. 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.
13. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

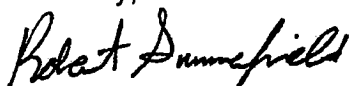
**Public Works**

16. Construct all incomplete half street improvements (sidewalk) on West Mesquite Avenue adjacent to this site concurrent with the development of this site. The sidewalk path along West Mesquite Avenue must comply with Americans with Disabilities Act (ADA) guidelines. This requirement may be deferred or modified if Variance (VAR-77522) is approved.

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The Notice of Final Action was filed with the Las Vegas City Clerk on February 6, 2020.

Sincerely,



Robert Summerfield, AICP<sup>1/2</sup>  
Director  
Department of Planning

RTS:PL:clb

cc: Mr. Ricki Barlow  
LV Access & Associates  
3172 North Rainbow Boulevard, Suite #202  
Las Vegas, Nevada 89108