



**LAS VEGAS
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CITY MANAGER

September 9, 2015

Ms. Jeanette Jeffery
William Lyon Homes, Inc.
1980 Festival Plaza Drive
Las Vegas, Nevada 89135

**RE: SDR-60341 [PRJ-60303] - SITE DEVELOPMENT PLAN REVIEW
PLANNING COMMISSION MEETING OF SEPTEMBER 8, 2015**

Dear Applicant:

Your request for a Major Amendment to a previously approved Site Development Plan Review (SDR-13852) TO ADD THREE MODEL HOME FLOOR PLANS WITH ELEVATIONS AND ESTABLISH DEVELOPMENT STANDARDS FOR ACCESSORY STRUCTURES (CLASS II) on 24.8 acres on the west side of Coke Street, approximately 210 feet north of Racel Street (Multiple APNs), R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, Ward 6 (Ross) [PRJ-60303], was considered by the Planning Commission on September 8, 2015.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

- 1.. All conditions of approval for Site Development Plan Review (SDR-13852) shall remain except as modified herein.
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 building elevations and floor plans, date stamped 07/22/15 and the lot fit analysis date stamped 08/04/15, except as amended by conditions herein.
4. Accessory Structures shall have minimum rear and side yard setbacks of five feet, and a minimum separation from the house of six feet. No more than 50% of the rear and side yard may be covered and the total square-footage shall not exceed 810 square feet.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

21-0258

05/20/2021

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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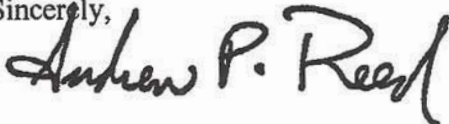
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied,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

Public Works

9. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

This action by the Planning Commission on **September 8, 2015** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **September 21, 2015**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

cc:

Ms. Hannah Swan
Taney Engineering
3683 Wild Springs Street
Las Vegas, Nevada 89118

21-0258
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