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June 13, 2012

Mr. Todd Nigro  
Sky Pointe Hotel Group, LLC  
9115 West Russell Road, Suite #210  
Las Vegas, Nevada 89148

**RE: SDR-45115 - SITE DEVELOPMENT PLAN REVIEW RELATED TO  
VAR-45114 AND SUP-45116  
PLANNING COMMISSION MEETING OF JUNE 12, 2012**

Dear Mr. Nigro:

Your request for a Site Development Plan Review FOR A PROPOSED FOUR-STORY, 55-FOOT TALL, 87-UNIT, 50,478 SQUARE-FOOT HOTEL WITH WAIVERS OF THE STREETScape AND SIGN REQUIREMENTS OF THE TOWN CENTER DEVELOPMENT STANDARDS MANUAL, INCLUDING ALLOWING A 65-FOOT TALL PYLON SIGN WHERE 24 FEET IS THE MAXIMUM ALLOWED on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on June 12, 2012.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-45114) and Special Use Permit (SUP-45116) 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, sign and building elevations, date stamped 04/11/12, except as amended by conditions herein.

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

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4. A Waiver from Town Center Development Standards C.1.C.2.b is hereby approved, to allow a four-story building where two stories is the maximum allowed.
5. A Waiver from Town Center Development Standards C.1.C.2.b is hereby approved, to allow a building to have a 10-foot side and 36-foot rear setbacks, where 50 foot is the minimum allowed.
6. A Waiver from Town Center Development Standards C.2.B.9 is hereby approved, to allow a 14-foot wide landscape buffer along a portion of the north perimeter where a minimum of 15 feet is required and to allow no amenity zone where four feet is required.
7. A Waiver from Town Center Development Standards F.2.A.1.a is hereby approved, to allow a 12-foot tall monument sign where eight feet is the maximum allowed.
8. A Waiver from Town Center Development Standards F.2.A.1.b is hereby approved, to allow a 65-foot tall pylon sign where 24 feet is the maximum allowed.
9. A Waiver from Town Center Development Standards F.2.A.1.b is hereby approved, to allow a pylon sign to advertise one tenant where multiple tenants are required.
10. A Waiver from Town Center Development Standards F.2.A.1 is hereby approved, to allow a pylon sign to have 432 square feet where the maximum allowed is 125 square feet.
11. 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.
12. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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13. 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
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. In accordance with code requirements of Title 13.16 and 13.56; remove all substandard improvements and replace with new improvements meeting Current City Standards concurrent with development of this site. 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.
17. 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.
18. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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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19. Site development to comply with all applicable conditions of approval for Z-76-98, the Ann/Tenaya Commercial Center and all other site-related actions.

This action by the Planning Commission on **June 12, 2012** 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 please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **June 25, 2012**. 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,



Steve Gebeke, AICP  
Planning Supervisor  
Case Planning Division

SG:clb

cc: Mr. Chris Kaempfer  
Kaempfer Crowell  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113

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