



LAS VEGAS  
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cityoflasvegas  
lasvegasnevada.gov

January 11, 2023

Kris Templeton  
Black Diamond Holdings LLC  
3311 South Rainbow Boulevard Suite 225  
Las Vegas, Nevada 89146

**RE: 22-0594-SDR1**  
**PLANNING COMMISSION MEETING OF JANUARY 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 10, 2023* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 4,990 SQUARE-FOOT OFFICE DEVELOPMENT WITH A WAIVER OF THE PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 0.46 acres at 3998 North Buffalo Drive (APN 138-10-101-001), P-O (Professional Office) Zone, Ward 4 (Allen-Palenske)

This approval is subject to the following conditions:

**Planning**

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/05/2022, except as amended by conditions herein.
3. A Waiver from 19.08.040, is hereby approved, to allow a five-foot perimeter landscape buffer adjacent to a portion of the east property line where eight feet is required.
4. An Exception from 19.08.040 is hereby approved, to allow six trees in the southern perimeter landscape buffer where seven trees are required and three trees in the eastern perimeter landscape buffer where 10 trees are required.
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.

7. 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, which 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

### **Public Works**

10. Grant a minimum 10-foot Multi-Use Trail Easement and construct the trail as shown on the approved site plan, date stamped 12/05/2022, adjacent to Alexander Road concurrent with the development of this site.
11. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
12. Landscape and maintain all unimproved right-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.
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, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on January 10, 2023 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 <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after January 24, 2023. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:ew

cc:

Robert Messiana  
Jawa Studio Ltd  
107 East Charleston Boulevard Suite 250  
Las Vegas, Nevada 89146