



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY



February 14, 2024

Andrew Farhadi
South Shores, LLC
6338 Wilshire Boulevard
Los Angeles, California 90048

**RE: 23-0249 [SUP1 AND SDR1]
PLANNING COMMISSION MEETING OF FEBRUARY 13, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 13, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 1.64 acres at 8544 West Lake Mead Boulevard (APN 138-20-521-008), C-1 (Limited Commercial) Zone, Ward 4 (Allen-Palenske).

23-0249-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED UTILITY INSTALLATION, OTHER THAN LISTED USE

23-0249-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO PLOT PLAN REVIEW [Z-0003-89(3)] FOR THE PROPOSED ADDITION OF A FIBER DISTRIBUTION HUB TO AN EXISTING SHOPPING CENTER DEVELOPMENT

This approval is subject to the following conditions:

23-0249-SUP1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0249-SDR1) 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 necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit, as well as submitted as part of any business license application.

5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0249-SDR1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0249-SUP1) 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 and building elevations, date stamped 12/20/23, except as amended by conditions herein.
4. The wall surrounding the hub lease area shall be constructed of decorative block.
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 Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Fire & Rescue

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.

This action by the Planning Commission on February 13, 2024 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 Community Development at 702.229.6301 after February 27, 2024. 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:bp

cc:

Terry Shakeshaft
Gigapower, LLC
311 South Akard Street
Dallas, Texas 75202

Sean Lusby
Tilson Technology Management
16 Middle Street, 4th Floor
Portland, Maine 04101