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



cityoflasvegas
lasvegasnevada.gov

October 1, 2025

Sam Valafar
Lords Plase LLC
4894 West Lone Mountain #133
Las Vegas, Nevada 89133

**RE:25-0199-SDR1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - OCTOBER 2025**

Dear Applicant,

Your Land Use Entitlement project request FOR A MINOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (24-0064-SDR1) FOR A PROPOSED 400 SQUARE-FOOT EXPANSION TO AN APPROVED ONE-STORY, 3,200 SQUARE-FOOT WAREHOUSE AND DISTRIBUTION DEVELOPMENT on 0.26 acres at the southwest corner of Sunrise Avenue and 30th Street (APN 139-36-402-003), M (Industrial) Zone, Ward 3 (Diaz). The Department of Community Development has administratively **APPROVED** your request subject to the following:

Planning

1. Approval and conformance to the Conditions of Approval for Site Development Plan Review (24-0064-SDR1) shall be required, except as amended by conditions herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (24-0064-SDR1). No further action is needed, as this approval is extended, exercised or expired with Site Development Plan Review (24-0064-SDR1).
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 08/21/25 except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

This action by the Department of Community Development staff on **October 1, 2025** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Ben Torrella
Designland PLLC
712 Maxley Court
Las Vegas, Nevada 89145