



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

CEDRIC CREAR  
VICTORIA SEAMAN  
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

MIKE JANSSEN  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

September 14, 2023

America First Federal C U  
P.O. Box 9199  
Ogden, UT 84409

**RE: 23-0107-SDR1 - SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - SEPTEMBER 2023**

Dear Applicant:

Your Land Use Entitlement project request FOR A PROPOSED 4,053 SQUARE-FOOT STORAGE BUILDING ADDITION TO AN EXISTING 17,640 SQUARE-FOOT FINANCIAL INSTITUTION, GENERAL on 2.97 acres at 2699 North Tenaya Way (APN 138-15-710-007), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen), was considered administratively by the Department of Community Development staff.

The Department of Community Development has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review [Z-0068-85(21)] shall be required, except as amended 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 site plan and building elevations, date stamped 08/03/2023.
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.

**Fire Prevention Services**

6. New storage building to be protected with a fire sprinkler system. Fire Department Connection(FDC) to be remote from building. Final location of the proposed hydrant and FDC to be approved by Fire.

This action by the Department of Community Development staff on **September 14, 2023** 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:nl

c.c.:

Steven Thorne  
2010 N. Redwood Road  
Salt Lake City, UT 84116