



June 8, 2017

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem

Lois Tarkanian
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Bob Beers

Elizabeth N. Fretwell
City Manager

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

KRG Las Vegas Centennial Centre
30 South Meridian Street, Ste. 1100
Indianapolis, IN 46204

**RE: SDR-69318 [PRJ-69142] – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW - ADMINISTRATIVE CYCLE – MARCH 2017**

Dear Applicant:

Your request for a Minor Amendment of an approved Site Development Plan Review [Z-0076-98(1)] FOR EXTERIOR FACADE IMPROVEMENTS AND LANDSCAPE MODIFICATIONS at 1720 and 1730 West Tropical Parkway (APN 125-28-610-004), TC (Town Center) Zone [GC-TC (General Commercial - Town Center) Land Use Designation], Ward 6 (Ross) [PRJ-69142], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following amended conditions:

Planning

1. Conformance to the Conditions of Approval for Rezoning [Z-0076-98(1)] shall be required.
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 03/01/17 and the landscape plane date stamped 05/17/17 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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

**DEVELOPMENT
SERVICES CENTER**
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301
702.474.0352 | FAX
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cityoflasvegas
lasvegasnevada.gov



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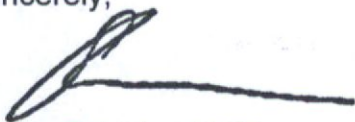
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Comply with all applicable conditions of approval for Z-0076-98(1) and any other site related actions.

This action by the Department of Planning staff on June 8, 2017 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:nl

cc:

Keyma Bullock
HGTS
10877 Watson Road
St. Louis, MO 63127