



December 5, 2011

Mr. C. Jay Nady
Four Fours, LLC
1500 Searles Avenue
Las Vegas, Nevada 89101

**RE: SDR-43399 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE**

Dear Mr. Nady:

Your request Minor Amendment to an approved Site Development Plan Review (SDR-39147) TO MODIFY THE LANDSCAPE BUFFERS ALONG THE EAST PERIMETER, MODIFY THE PARKING CONFIGURATION AND REDUCE THE FLOOR AREA OF BUILDING 'C' TO 4,985 SQUARE FEET WHERE 5,000 SQUARE FEET WAS APPROVED on 1.94 acres at 1500 Searles Avenue (APN 139-26-201-004), C-M (Commercial/Industrial) Zone, Ward 5 (Barlow), has been considered administratively by the Department of Planning Staff.

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

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-39147), 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 date stamped 12/01/11 and landscape plan date stamped 09/29/11, except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 09/29/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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5. Prior to occupancy, 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, 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.
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 previous conditions of approval for SDR-39147 and all other site-related actions.

This action by the Department of Planning staff on December 5, 2011 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
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Kristen Neuman
APTUS
1200 South Fourth Street
Las Vegas, Nevada 89104