



April 9, 2012

Mr. Sam Facchini  
Metro Sky Pointe, LLC  
4420 South Arville Street, Suite #8  
Las Vegas, Nevada 89103-3743

**RE: SDR-44843 - MINOR SITE DEVELOPMENT PLAN REVIEW  
ADMINISTRATIVE CYCLE - APRIL 2012**

Dear Mr. Facchini:

Your request for a Minor Site Development Plan Review for a Waiver TO ALLOW A 10-FOOT WIDE LANDSCAPE BUFFER WHERE 15 FEET IS REQUIRED FOR A PROPOSED SIDEWALK on 1.73 acres at 6720 Sky Pointe Drive (APN 125-21-313-003), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) Special Land Use Designation], Ward 6 (Ross), has been considered administratively by the Planning and Development Department staff.

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

**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-18926), except as modified herein 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, landscape plan, and building elevations, date stamped 03/14/12, except as amended by conditions herein.
4. A Waiver from Town Center Development Standards is hereby approved, to allow a 10-foot landscape buffer along a portion of the south perimeter where a minimum 15-foot is required.
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 Department of Building and Safety.

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FM-0073-07-11



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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.

**Public Works**

8. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.
9. Site development to comply with all previously approved conditions of approval for SDR-36941 and all other applicable site-related actions.

This action by the Department of Planning staff on April 9, 2012 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:clb

cc: Ms. Terre Grove-Forbes  
Grove, Inc.  
5049 West Diablo Drive  
Las Vegas, Nevada 89118