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November 19, 2014

Pelican-Zim LLC
6170 West Viking Road
Las Vegas, Nevada 89103

**RE: SDR-56697 [PRJ-56128] - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - NOVEMBER 2014**

Dear Applicant:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-18340) FOR A PROPOSED 10,806 SQUARE-FOOT MEDICAL OFFICE BUILDING on 1.16 acres at the northwest corner of Tenaya Way and Cheyenne Avenue approximately 300 feet west of Tenaya Way (APN 138-10-412-004), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-56128], has been considered administratively by the Department of Planning staff.

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

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-18340) 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 landscape plan date stamped 11/13/14, and building elevations date stamped 10/28/14, 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.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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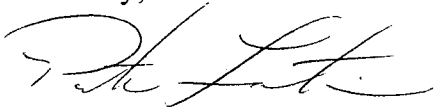


Public Works

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
9. Site development to comply with all applicable conditions of approval for SDR-18340 and all other applicable site-related actions.

This action by the Department of Planning staff on November 19, 2014 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc:

Mr. Carl Nolan
801 South Las Vegas Boulevard, Ste. 150
Las Vegas, Nevada 89101