



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE

SCOTT D. ADAMS
City Manager

November 13, 2017

Sky Pointe Hotel Group LLC
9115 W. Russell Road, Ste. 210
Las Vegas, Nevada 89148

**RE: SDR-71658 [PRJ-71344] – ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW - ADMINISTRATIVE CYCLE – OCTOBER 2017**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR AN APPROVED 87-UNIT HOTEL ALLOWING EXTERIOR FAÇADE CHANGES AND A 482 SQUARE-FOOT DECREASE IN SIZE on 1.83 acres at 5701 Sky Pointe Drive (APN 125-27-410-004), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Fiore)[PRJ-71344], 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. Conformance to the Conditions of Approval for Variance (VAR-45114), Special Use Permit (SUP-45116) and Site Development Plan Review (SDR-45115) shall be required, except as amended herein.
2. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-45115). No further action is needed, as this approval is extended, exercised or expired with Site Development Plan Review (SDR-45115).
3. All development shall be in conformance with the site plan, and landscape plan, date stamped 11/08/17; and building elevations, date stamped 09/14/17, 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**
DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

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. The onsite sewer shall be private and per Title 19.16.060.W. 2, sewer service for this commercial site shall be shown in accordance with one of the following two alternatives, and the appropriate note shall appear on the civil improvement drawings:
 - I. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - II. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
10. Comply with all applicable conditions of approval for Site Development Plan Review (SDR-45115) and any other site related actions.

This action by the Department of Planning staff on **November 13, 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