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July 11, 2019

Mr. David Delzotto
Pemington Skye, LLC
5920 South Rainbow Boulevard, Suite #11
Las Vegas, Nevada 89118

**RE: SDR-76807 [PRJ-76085] – ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW
ADMINISTRATIVE CYCLE – JULY 2019**

Dear Mr. Delzotto:

Your request for a Minor Amendment of an approved Site Development Plan Review (SDR-63598) FOR A PROPOSED 10,800 SQUARE-FOOT COMMERCIAL BUILDING on 2.57 acres at 9700 W Skye Canyon Park Drive (APN 125-07-210-008), T-D (Traditional Development) Zone [GC (General Commercial) Skye Canyon Special Land Use Designation], Ward 6 (Fiore) [PRJ-76085], 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. 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.
2. All development shall be in conformance with the site plan and landscape plan dated 06/13/19, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.

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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.

Public Works

8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
9. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-63598, The Skye Canyon Tentative Map (TMP-65803), The Skye Canyon II Tentative Map (TMP-58560) and all other applicable site-related actions.

This action by the Department of Planning staff on **July 11, 2019** 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,



Eric McCammond
Sr. Management Analyst
Case Planning Division

EM:clb

cc: Ms. Lucy Stewart
LAS Consulting
1930 Village Center Circle, Building 3-577
Las Vegas, Nevada 89134