



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

BOB COFFIN

MICHELE FIORE

CEDRIC CREAR

WARD 2 (Vacant)

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD

DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

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



cityoflasvegas
lasvegasnevada.gov

July 1, 2019

Omni Family, LP
9617 Verlaine Court
Las Vegas, Nevada 89145

**RE: SDR-76815 [PRJ-76505] – ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW
ADMINISTRATIVE CYCLE – JUNE 2019**

Dear Applicant:

Your request for a Minor Amendment to an approved Site Development Plan Review (SDR-75114) FOR PROPOSED 750 SQUARE-FOOT BUILDING ADDITION AND DRIVE AISLE RECONFIGURATION on 2.86 acres at the southeast corner of Buckskin Avenue and Rainbow Boulevard (APN 138-11-401-001), C-1 (Limited Commercial) Zone, Ward 5 (Crear) [PRJ-76505], has been considered administratively by the Department of Planning staff.

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

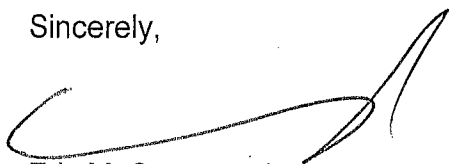
Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-75112) and Site Development Plan Review (SDR-75114) shall be required, if approved.
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. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-75114). No further action is needed, as this approval is extended, exercised or expired with SDR-75114.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/17/19, except as amended by conditions herein.

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.
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. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Department of Planning staff on **July 1, 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: Mr. Johnny Sweeney
Northpoint Development
4825 NW 41st Street, Suite #500
Riverside, Missouri 64150

Mr. Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135