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cityoflasvegas
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October 16, 2019

Trinity Peak III LLC
c/o Thomas and Mack Co
2300 W. Sahara Avenue, Ste. 530
Las Vegas, Nevada 89102

**RE: SDR-77604 [PRJ-77237] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – NOVEMBER 2019**

Dear Applicant:

Your request for a Minor Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION on 1.01 acres on the east side of Fire Mesa Street, approximately 605 feet south of Peak Drive (APN 138-15-310-051), C-PB (Planned Business Park) Zone, Ward 1 (Knudsen) [PRJ-77237] 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 outlined in the Las Vegas Technology Center II Architectural Review Committee letter dated 09/23/19 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. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/01/19, 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.

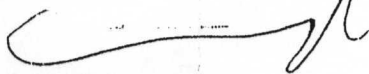
6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. 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.

This action by the Department of Planning staff on **October 16, 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
Senior Management Analyst
Case Planning Division

EM:nl

cc:

Mr. Rick Ramberg
Denali Builders
7310 Smoke Ranch Road, Ste. A
Las Vegas, Nevada 89128