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cityoflasvegas  
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May 28, 2020

2800 Fermont, LLC  
7641 West Post Road  
Las Vegas, Nevada 89113

**RE: SDR-78750 [PRJ-78483] – ADMINISTRATIVE SITE DEVELOPMENT  
PLAN REVIEW  
ADMINISTRATIVE CYCLE – JUNE 2020**

Dear Applicant:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-74657) TO ALLOW A PROPOSED 28,000 SQUARE-FOOT OFFICE, MEDICAL OR DENTAL BUILDING on a portion of 21.11 acres at the northeast corner of Oakey Boulevard and Atlantic Street (APNs 162-01-201-007), C-2 (General Commercial) Zone, Ward 3 (Diaz) [PRJ-78483] 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, landscape plan, and building elevations, date stamped 05/05/20, 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, which 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.
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. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

### **Public Works**

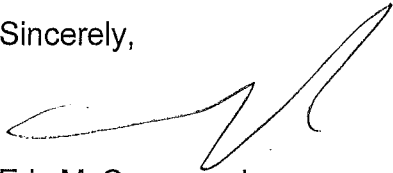
9. Prior to the submittal of any construction drawings, obtain approval from the Nevada Department of Transportation (NDOT) for the additional driveway on Fremont Street. If NDOT requires a Traffic Impact Analysis update, submit a copy to the City of Las Vegas for review and concurrence.
10. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

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12. Comply with all previous conditions of approval for Site Development Plan Review SDR-74657, TMP-75951, and FMP-77593.

This action by the Department of Planning staff on **May 28, 2020** 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:clb

cc: Mr. John Burke  
6037 South Fort Apache Road, Suite #110  
Las Vegas, Nevada 89148