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/city of las vegas

August 4, 2016

Mr. William Molina
Omninet 3300 Sahara, LLC
9420 Wilshire Boulevard, Suite #400
Los Angeles, California 90010

**RE: SDR-64484 [PRJ-64412] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 3, 2016**

Dear Mr. Molina:

The City Council at a regular meeting held on August 3, 2016 **APPROVED** the request of an Appeal of the Denial by the Planning Commission on a request for a Site Development Plan Review FOR A PROPOSED PARKING LOT EXPANSION AND RECONFIGURATION WITH WAIVERS OF THE PERIMETER LANDSCAPE BUFFER TO ALLOW 10 FEET TO THE SOUTH AND FIVE FEET TO THE EAST WHERE 15 FEET IS REQUIRED on 9.42 acres at the northwest corner of Spanish Oaks Drive and Sahara Avenue (APNs 162-05-402-010 and -011), C-1 (Limited Commercial) Zone, Ward 1 (Tarkanian) [PRJ-64412].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Rezoning and Plot Plan Review (Z-0066-73) shall be required, except as amended herein.
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 and landscape plan, date stamped 07/18/16, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow a 10-foot wide landscape buffer on the south and a five-foot wide landscape buffer on the east where a 15-foot wide perimeter landscape buffer is required.
5. An Exception from Title 19.08.110 is hereby approved, to allow 11 landscape islands where 15 total landscape islands are the minimum required and to allow 11 parking lot trees where 15 trees are the minimum required.
6. 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.

Mr. William Molina
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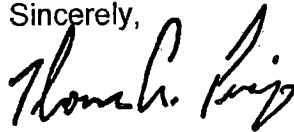
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application 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.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 4, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Barrett Powley
Encompass Studio
241 West Charleston Boulevard, Suite #155
Las Vegas, Nevada 89102