



**LAS VEGAS
CITY COUNCIL**

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CITY MANAGER

March 9, 2016

Mr. Jan Goyer
Buffalo Peak Apts., LLC
6021 S. Fort Apache Road, Ste. 100
Las Vegas, Nevada 89148

**RE: SDR-63105 [PRJ-62973] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-63104
PLANNING COMMISSION MEETING OF MARCH 8, 2016**

Dear Applicant:

Your request for a Major Amendment to Site Development Plan Review (SDR-54335) TO INCREASE THE SQUARE-FOOTAGE OF BUILDINGS THREE AND FOUR BY 526 SQUARE FEET, ADD TWO RESIDENTIAL UNITS TO THE GROUND LEVEL OF BUILDINGS THREE AND FOUR, COMBINE TWO RESIDENTIAL UNITS IN BUILDING THREE INTO ONE UNIT AND CONVERT ONE RESIDENTIAL UNIT IN BUILDING ONE TO AN OFFICE IN AN APPROVED 110,798 SQUARE-FOOT MIXED-USE DEVELOPMENT CONSISTING OF 8,000 SQUARE FEET OF COMMERCIAL RETAIL SPACE AND 306 RESIDENTIAL UNITS on 10.25 acres at the southeast corner of Peak Drive and Buffalo Drive (APN 138-15-310-053), C-PB (Planned Business Park) Zone, Ward 1 (Tarkanian) [PRJ-62973], was considered by the Planning Commission on March 8, 2016.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (SUP-63104) shall be required, if approved.
2. Conformance to the approved Conditions of Special Use Permit (SUP-54334) and Site Development Plan Review (SDR-54335), except as modified here in.
3. 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.
4. All development shall be in conformance with the site plan, date stamped 02/08/16, except as amended by conditions herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301
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/city of las vegas

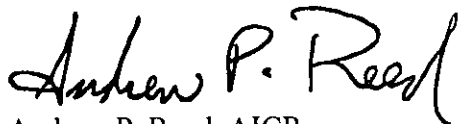
March 9, 2016

5. The model unit located on the ground level of Building Four shall not be rented for or used as a residential unit.
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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. Prior to or at the time of submittal for any building permit, the applicant shall provide written verification by the FAA and/or the Clark County Department of Aviation of the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation;
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

This action by the Planning Commission on **March 8, 2016** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **March 21, 2016**.

No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,

A handwritten signature in black ink that reads "Andrew P. Reed". The signature is fluid and cursive, with the first name "Andrew" and last name "Reed" clearly legible.

Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

cc:

Mr. Jan Goyer
Ovation Development Corporation
6021 S. Fort Apache Road, Ste. 100
Las Vegas, Nevada 89148

Mr. Pete Laas
Impulse Civil Engineering
5135 Camino Al Norte, Ste. 284
North Las Vegas, Nevada 89031