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/city of las vegas

August 3, 2016

Mr. Joe Haley  
NP Palace LLC  
1505 S. Pavillion Center Drive  
Las Vegas, Nevada 89135

**RE: SUP-64873 [PRJ-64706] - SPECIAL USE PERMIT RELATED TO GPA-64870, ZON-64871, SUP-64872, SUP-64874, SDR-64875 AND TMP-64882  
SPECIAL PLANNING COMMISSION MEETING OF AUGUST 2 2016**

Dear Applicant:

Your request for a Special Use Permit FOR A PROPOSED 335-FOOT BUILDING HEIGHT WITHIN THE AIRPORT OVERLAY DISTRICT WHERE 175 FEET IS THE MAXIMUM HEIGHT ALLOWED at 2411 West Sahara Avenue (APNs Multiple), C-1 (Limited Commercial) and R-4 (High Density Residential) Zones [PROPOSED: C-1 (Limited Commercial)], Ward 1 (Tarkanian) [PRJ-64706], was considered by the Planning Commission on August 2, 2016.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-64875) shall be required.
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 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, as well as submitted as part of any business license application.
5. Prior to or at the time of submittal for the hotel tower 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.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on September 7, 2016, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Peter Lowenstein, AICP  
Planning Section Manager  
Current Planning

PL:nl

cc:

Terry Murphy  
Strategic Solutions  
516 S. 6th Street, Ste. 100  
Las Vegas, Nevada 89101