



February 1, 2016

Mr. Gregory Smith
Kotchka-Smith Family Trust
804 Shetland Road
Las Vegas, Nevada 89107

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: RQR-62278 - ADMINISTRATIVE REQUIRED REVIEW - SITE
DEVELOPMENT PLAN REVIEW
317 South Sixth Street (APN 139-34-710-005)**

Dear Mr. Smith:

Your required one-year administrative review of an approved Major Amendment (SDR-57313) to an approved Plot Plan Review (Z-0140-90) FOR A PROPOSED 2,616 SQUARE FOOT ADDITION TO AN EXISTING 8,396 SQUARE-FOOT OFFICE BUILDING on 0.24 acres at 317 South 6th Street (APN 139-34-710-005), C-1 Zone (Limited Commercial) Zone, Ward 3 (Coffin), 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. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-57313) and Variance (VAR-57314) shall be required.
2. A three month administrative review from the date of Required Review (RQR-62278) shall be required. The applicant shall be responsible for the costs of the review. If staff still has concerns with parking in three months, staff will deny the review. Should the applicant wish to appeal that decision to the Planning Commission, the applicant would be responsible for all application fees.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

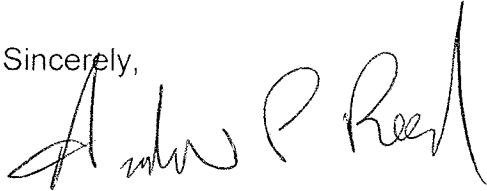
CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

Mr. Gregory Smith
Kotchka-Smith Family Trust
RQR-62278 - Page Two
February 1, 2016

This action by the Department of Planning staff on February 1, 2016 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,

A handwritten signature in black ink, appearing to read "Andrew P. Reed". The signature is fluid and cursive, with the first name "Andrew" written in a larger, more prominent script than the last name "Reed".

Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:clb

cc: Mr. George Moncrief
Work in Progress 6th Street, LLC
317 South Sixth Street
Las Vegas, Nevada 89101

Mr. Todd Kessler
261 North Las Vegas Boulevard, Suite #110
Las Vegas, Nevada 89101

**AGENDA MEMO - PLANNING**

ADMINISTRATIVE REVIEW DATE: FEBRUARY 2016

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT: WORK IN PROGRESS 6TH STREET, LLC -

OWNER: KOTCHA-SMITH FAMILY TRUST

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
RQR-62278	Staff APPROVES, subject to conditions.	

**** CONDITIONS ****

RQR-62278 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-57313) and Variance (VAR-57314) shall be required.
2. A three month administrative review from the date of Required Review (RQR-62278) shall be required. The applicant shall be responsible for the costs of the review. If staff still has concerns with parking in three months, staff will deny the review. Should the applicant wish to appeal that decision to the Planning Commission, the applicant would be responsible for all application fees.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Staff Report Page One
February 2016 - Administrative Review Meeting

**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a one year Required Review for Site Development Plan Review (SDR-57313) which approved a proposed 2,616 square-foot addition to an existing 8,396 square-foot office building at 317 South 6th Street on February 10, 2015. Staff performed three routine field checks as part of the administrative review process and had concerns regarding parking. Staff is recommending approval of this Required Review, with another Required Review to be performed three months from the date of this approval.

ISSUES

- Condition Number One of Site Development Plan Review (SDR-57313) required a one-year administrative review.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
12/13/90	The Planning Commission approved a Plot Plan Review and Reclassification of property (Z-0140-90) from R-4 (Apartment Residence) to C-1 (Limited Commercial) for a proposed General Office use at 317 South 6 th Street.
02/10/15	The Planning Commission approved a request for a Variance (VAR-57314) to allow 11 parking spaces where 37 parking spaces are required. Staff recommended denial.
	The Planning Commission approved a request for a Major Amendment (SDR-57313) to a previously approved Plot Plan Review (Z-0140-90) for a proposed 2,616 square-foot addition to an existing 8,396 square-foot office building at 317 South 6 th Street. Staff recommended denial.

<i>Most Recent Change of Ownership</i>	
04/22/98	A deed was recorded for a change in ownership.

Staff Report Page Two
February 2016 - Administrative Review Meeting

<i>Related Building Permits/Business Licenses</i>	
08/17/06	A building permit (#71213) was issued for plumbing only at 317 South 6 th Street. The permit received its final inspection on 02/11/07.
11/19/12	A building permit (#224113) was issued for a non-structural demolition at 317 South 6 th Street. The permit received its final inspection on 04/24/13.
12/27/12	A building permit (#224320) was issued for a tenant improvement at 317 South 6 th Street. The permit received its final inspection on 01/31/13.
01/24/13	A building permit (#228180) was issued for low voltage electrical at 317 South 6 th Street. The permit is still active.
02/12/13	A business license (#M18-05681) was issued for Management or Consulting Service (Work in Progress) at 317 South 6 th Street. The license is still active.
	A business license (#M14-00166) was issued for Membership Club (Work in Progress) at 317 South 6 th Street. The license is still active.
05/02/13	A building permit (#235115) was issued for a special event (employee mixer) at 317 South 6 th Street. The permit is still active.
06/10/13	A building permit (#237966) was issued to install two electric vehicle chargers and one pole mounted light at 317 South 6 th Street. The permit received its final inspection on 08/04/14.
08/14/14	A business license (#G62-06257) was issued for Online Marketing/Advertising/Website building (Neon Brand) at 317 South 6 th Street. The license is still active.
08/18/14	A business license (#G62-06222) was issued for Management or Consulting Service (Neon Brand) at 317 South 6 th Street. The license is still active.
03/18/15	A business license (#G63-00916) was issued for Marketing, Consulting and Management Services (Forward Digital) at 317 South 6th Street. The license is still active.
05/13/15	A building permit (#282333) was issued for a tenant improvement at 317 South 6 th Street. The permit received its final inspection on 08/18/15.
07/14/15	A business license (#G63-04922) was issued for a Software Developer (Social Revolution LLC) at 317 South 6th Street. The license is still active.
07/21/15	A business license (#G63-04933) was issued for Music Services (Huntridge Records) at 317 South 6th Street. The license is still active.
07/21/15	A business license (#G63-05255) was issued for Retail Beauty Sales (Lylabeauty, LLC) at 317 South 6th Street. The license is still active.

Pre-Application Meeting

A pre-application meeting was not required, nor was one held.

Neighborhood Meeting

A neighborhood meeting was not required, nor was one held.

Staff Report Page Three
February 2016 - Administrative Review Meeting

Field Check	
01/11/16	Staff performed a routine field check and observed a full parking lot, with one vehicle illegally parked, blocking parked vehicles in their stalls. Adjacent street parking was also full. Less than three bicycles were parked in bicycle area (one bicyclist was leaving while staff was on-site).
01/13/16	Staff performed a routine field check where a full parking lot was observed.
01/14/16	Staff performed a routine field check and observed a full parking with one vehicle illegally parked, blocking parked vehicles in their stalls. Parking to the rear of the building had two vacant reserved parking spaces. Trash receptacles covered in graffiti were placed in the rear alleyway adjacent to a neighboring vacant lot. One bicycle was parked in the bicycle parking area.

Details of Application Request	
Site Area	
Net Acres	0.24

Surrounding Property	Existing Land Use Per Title 19.12	Planned or Special Land Use Designation	Existing Zoning District
Subject Property	Office	C (Commercial)	C-1 (Limited Commercial)
North	Vacant	C (Commercial)	R-4 (High Density Residential)
South	Office	C (Commercial)	C-1 (Limited Commercial)
East	Parking Lot	C (Commercial)	C-1 (Limited Commercial)
West	Parking Lot	PF (Public Facility)	C-V (Civic)

Master Plan Areas	Compliance
No Applicable Master Plan Area	N/A
Special Purpose and Overlay Districts	Compliance
Live/Work Overlay District	Y
Other Plans or Special Requirements	Compliance
Trails	N/A
Las Vegas Redevelopment Plan Area – Downtown Redevelopment Area	Y
Project of Significant Impact (Development Impact Notification Assessment)	N/A
Project of Regional Significance	N/A

Staff Report Page Four
February 2016 - Administrative Review Meeting

ANALYSIS

The Planning Commission approved Variance (VAR-57314) and Site Development Plan Review (SDR-57313) to allow for 11 parking spaces where 37 parking spaces were required, and for a 2,616 square-foot addition to an existing 8,396 square-foot office building. The 2,616 square-foot addition converted the first floor parking garage area into office space, increasing the existing floor area by 31 percent. The elimination of the first floor parking resulted in the need for the parking Variance (VAR-57314). Condition Number One for Site Development Plan Review (SDR-57313) required a one-year administrative review to evaluate the functionality of the site.

Staff performed three field checks to observe the on-site vehicle and bicycle parking, as well as adjacent street parking in the area. Staff observed on multiple occasions a full parking lot, with the bike racks being minimally used. On two occasions, a vehicle was illegally parked in the parking lot, blocking several other legally parked vehicles. The adjacent street parking was also full to capacity on one occasion. In addition, staff observed trash receptacles being stored incorrectly adjacent to a neighboring lot in the rear alleyway. The trash receptacles were covered in graffiti.

FINDINGS

Staff's observations have caused concern for whether or not the site is functioning as intended when Variance (VAR-57314) and Site Development Plan Review (SDR-57313) were approved on February 10, 2015; therefore, staff is approving this Required Review with a required follow-up review to be performed three months from date of approval of this required review.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

N/A

NOTICES MAILED

N/A

APPROVALS

0

PROTESTS

0

CITY OF LAS VEGAS

DEVELOPMENT REVIEW COMMENT FORM



*Department of Planning
Case Planning Division
333 North Rancho Drive, 3rd Floor
Las Vegas, Nevada 89106
(702) 229-6301 phone (702) 385-7268 fax*

ROR-62278 - REQUIRED REVIEW - ADMINISTRATIVE REVIEW - APPLICANT: WORK IN PROGRESS 6TH STREET, LLC - OWNER: KOTCHA-SMITH FAMILY TRUST - For a required one-year administrative review of an approved Major Amendment (SDR-57313) to an approved Plot Plan Review (Z-0140-90) FOR A PROPOSED 2,616 SQUARE FOOT ADDITION TO AN EXISTING 8,396 SQUARE-FOOT OFFICE BUILDING on 0.24 acres at 317 South 6th Street (APN 139-34-710-005), C-1 (Limited Commercial) Zone, Ward 3 (Coffin).

MINOR REVIEW ADMINISTRATIVE MEETING: **FEBRUARY 2016**

PLANNING SUPERVISOR: **PETER LOWENSTEIN**



ADMINISTRATIVE

Comments Due: **ASAP**

Comments not returned by the due date will not be incorporated into the staff report for this case. Comments may be submitted either on this sheet and routed via interoffice mail, U.S. mail, fax, or e-mailed to **Carman Burney** (cburney@lasvegasnevada.gov), the Agenda Tech responsible for this case. If you desire to meet with the case planner you may schedule an appointment by calling (702) 229-6301.

LIST COMMENTS BELOW:

THIS ITEM WILL BE CONSIDERED
ADMINISTRATIVELY AND WILL NOT
APPEAR ON A PLANNING COMMISSION
AGENDA



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Work In Progress
Project Address (Location) 317 S. 6th Street
Project Name _____ Proposed Use _____
Assessor's Parcel #(s) 139-34-710-005 Ward # 3
General Plan: existing ☒ proposed _____ Zoning: existing ☒ proposed _____
Commercial Square Footage 8,396 Floor Area Ratio _____
Gross Acres .24 Lots/Units 1 Density _____
Additional Information _____

PROPERTY OWNER Kotchka-Smith Family Trust Contact Gregory Smith
Address 804 Shetland Rd Phone: _____ Fax: _____
City Las Vegas State NV Zip 89107
E-mail Address _____

APPLICANT Work In Progress Contact George Moncrief
Address 317 S. 6th Street Phone: 702 534.3804 Fax: N/A
City Las Vegas State NV Zip 89101
E-mail Address _____

REPRESENTATIVE _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* Gregory E. Smith

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name Gregory E. Smith

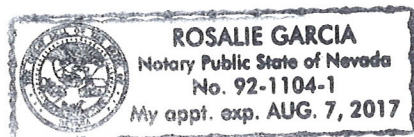
Subscribed and sworn before me

This 22nd day of January, 20 16.

Rosalie Garcia

Notary Public in and for said County and State

Revised 10/27/08



FOR DEPARTMENT USE ONLY

Case #	<u>RQR-62279</u>
Meeting Date:	<u>2-15-16</u>
Total Fee:	<u>\$300.00</u>
Date Received:*	<u>2-9-16</u>
Received By:	<u>[Signature]</u>

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

f:\depot\Application Packet\Application Form.pdf



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-62278** APN: _____

Name of Property Owner: Kotichka-Smith Family Trust

Name of Applicant: Work In Progress

Name of Representative: George Moncrief

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

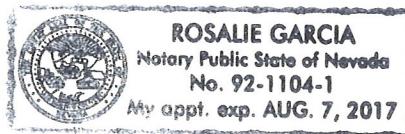
APN: _____

Signature of Property Owner: Gregory E. Smith

Print Name: Gregory E. Smith

Subscribed and sworn before me

This 22nd day of January, 20 16
Rosalie Garcia
Notary Public in and for said County and State



RECEIVED

FEB 09 2016

Permit Justification Letter

January 20, 2016

Las Vegas City Council
Department of Planning
Development Services Center
333 North Rancho Drive
3rd Floor
Las Vegas, NV. 89106

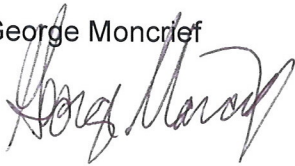
This is a Justification Letter as requested for the administrative required review for site development plan review, case # SDR-5713, 317 S. South Sixth Street.

This letter is to state that our conversion of garage space into meeting space has not negatively impacted the parking availability in our area. All of our members are able to find ample parking in the streets and area paid-parking lots.

Further, the space has enabled us to host larger events in our work towards creating a community within the tech based businesses in downtown Las Vegas. This is one of Work In Progress' core goals as a business and co-working space so we're very glad to have the extended space in efforts to achieve that end.

Thank you for your time,

Mr. George Moncrief



Work In Progress 6th Street, LLC
317 South Sixth Street
Las Vegas, NV. 89101

RECEIVED

FEB 10 2016

RQR-62278

FEB 09 2016

RPTT \$ _____

BOOK: 980422 OFFICIAL RECORDS INST: 01482
8. 7.00 RPTT: EX#008

RQR-62278[®]



January 4, 2016

Mr. Gregory Smith
Kotchka-Smith Family Trust
804 Shetland Road
Las Vegas, Nevada 89107

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
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LOIS TARKANIAN
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BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: RQR-62278 - ADMINISTRATIVE REQUIRED REVIEW - SITE
DEVELOPMENT PLAN REVIEW
PREVIOUS CASE: SDR-57313 [PRJ-56502]
317 South Sixth Street (APN 139-34-710-005)**

Dear Mr. Smith:

Our records indicate the above referenced action will be scheduled for an administrative review on **February 15, 2016**, at which time staff may recommend that the use be discontinued.

11 x 17

Provide two (2) 24" x 36" site plans, two (2) 8½" x 11" site plans, and two (2) 8½" x 11" floor plans and/or elevations depicting the site. In addition to the plans required, we also need a justification letter, current deed, the enclosed Statement of Financial Interest form and Application completed and notarized. Please come to our offices at 333 North Rancho Drive no later than **January 25, 2016** to pay the application fee of \$300.00 and submit the required documents. You also have the option to submit and pay fees online, for online submittal instructions please call Steve Gebeke or Peter Lowenstein at (702) 229-6301. Failure to submit the above mentioned items **may** result in immediate discontinuance of the **use** for this site.

Owner or access

If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

City of Las Vegas

Carman Burney

Carman Burney, Agenda Technician
Department of Planning
Long Range Planning Division

cc: Mr. George Moncrief
Work in Progress 6th Street, LLC
317 South Sixth Street
Las Vegas, Nevada 89101

Mr. Todd Kessler
261 North Las Vegas Boulevard, Suite #110
Las Vegas, Nevada 89101

Parking has
not been as
issue; not
ever been use
as a garage

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas



January 4, 2016

Mr. Gregory Smith
Kotchka-Smith Family Trust
804 Shetland Road
Las Vegas, Nevada 89107

**LAS VEGAS
CITY COUNCIL**

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**RE: RQR-62278 - ADMINISTRATIVE REQUIRED REVIEW - SITE
DEVELOPMENT PLAN REVIEW
PREVIOUS CASE: SDR-57313 [PRJ-56502]
317 South Sixth Street (APN 139-34-710-005)**

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If you have any questions, please feel free to contact me at (702) 229-6301.

Sincerely,

Carman Burney, Agenda Technician
Department of Planning
Long Range Planning Division

cc: Mr. George Moncrief
Work in Progress 6th Street, LLC
317 South Sixth Street
Las Vegas, Nevada 89101

Mr. Todd Kessler
261 North Las Vegas Boulevard, Suite #110
Las Vegas, Nevada 89101

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

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

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: _____

Project Address (Location) _____

Project Name _____ Proposed Use _____

Assessor's Parcel #(s) _____ Ward # _____

General Plan: existing _____ proposed _____ Zoning: existing _____ proposed _____

Commercial Square Footage _____ Floor Area Ratio _____

Gross Acres _____ Lots/Units _____ Density _____

Additional Information _____

PROPERTY OWNER _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

APPLICANT _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

REPRESENTATIVE _____ Contact _____
Address _____ Phone: _____ Fax: _____
City _____ State _____ Zip _____
E-mail Address _____

I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.

Property Owner Signature* _____

* An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps, and Parcel Maps.

Print Name _____

Subscribed and sworn before me

This _____ day of _____, 20 _____.

Notary Public in and for said County and State

FOR DEPARTMENT USE ONLY

Case #
Meeting Date:
Total Fee:
Date Received:*
Received By:

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.



DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: **RQR-62278** APN: _____

Name of Property Owner: _____

Name of Applicant: _____

Name of Representative: _____

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☐ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: _____

Print Name: _____

Subscribed and sworn before me

This _____ day of _____, 20____

Notary Public in and for said County and State



February 11, 2015

Mr. Gregory Smith
Kotchka-Smith Family Trust
804 Shetland Road
Las Vegas, Nevada 89107

LAS VEGAS
CITY COUNCIL

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BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

**RE: SDR-57313 [PRJ-56502] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-57314
PLANNING COMMISSION MEETING OF FEBRUARY 10, 2015**

Dear Applicant:

Your request for a Major Amendment to a previously approved Plot Plan Review (Z-0140-90) FOR A PROPOSED 2,616 SQUARE-FOOT ADDITION TO AN EXISTING 8,396 SQUARE-FOOT OFFICE BUILDING on 0.24 acres at 317 South 6th Street (APN 139-34-710-005), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-56502], was considered by the Planning Commission on February 10, 2015.

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

Planning

1. A one year administrative required review from the date of final approval shall be required.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-57314) shall be required.
3. Conformance to the Conditions of Approval for approved Plot Plan Review (Z-0140-90) shall be required, if approved.
4. 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.
5. All development shall be in conformance with the site plan and floor plan, date stamped 01/12/15, except as amended by conditions herein.
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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.0352

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

RQR-62278



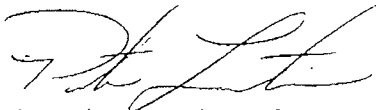
8. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Remove and replace all substandard sidewalk improvements on 6th Street, if any, to meet Current City standards prior to the issuance of any building permits.
11. Submit an Encroachment Agreement for landscaping and private improvements in the 6th Street public right-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
12. Site development to comply with all applicable conditions of approval for Z-0140-90 and all other applicable site-related actions.

This action by the Planning Commission on **February 10, 2015** 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 **February 23, 2015**. 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,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

RQR-62278

SDR-57313 [PRJ-56502] - Page Three
February 11, 2015

cc:

Mr. George Moncrief
Work in Progress 6th St, LLC
317 South 6th Street
Las Vegas, Nevada 89101

Mr. Todd Kessler
261 N. Las Vegas Blvd., Ste. 110
Las Vegas, Nevada 89101

LAW OFFICE FOR:

GREGORY E. SMITH & MALANI L. KOTCHKA

OWNER: GREGORY E. SMITH
LAW OFFICE
1200 N. LAS VEGAS BLVD. SUITE 407
LAS VEGAS, NV 89101
PH: (702) 365-7755

ARCHITECT: DAVID L. HARRIS
LAW OFFICE
1200 N. LAS VEGAS BLVD. SUITE 407
LAS VEGAS, NV 89101
PH: (702) 365-7755

INTERIOR DESIGN: TRACY L. HARRIS
LAW OFFICE
1200 N. LAS VEGAS BLVD. SUITE 407
LAS VEGAS, NV 89101
PH: (702) 365-7755

CIVIL ENGINEER: GUY L. HARRIS
LAW OFFICE
1200 N. LAS VEGAS BLVD. SUITE 407
LAS VEGAS, NV 89101
PH: (702) 365-7755

STRUCTURAL ENGINEER: GUY L. HARRIS
LAW OFFICE
1200 N. LAS VEGAS BLVD. SUITE 407
LAS VEGAS, NV 89101
PH: (702) 365-7755

ELECTRICAL ENGINEER: GUY L. HARRIS
LAW OFFICE
1200 N. LAS VEGAS BLVD. SUITE 407
LAS VEGAS, NV 89101
PH: (702) 365-7755

MECHANICAL ENGINEER: GUY L. HARRIS
LAW OFFICE
1200 N. LAS VEGAS BLVD. SUITE 407
LAS VEGAS, NV 89101
PH: (702) 365-7755

SOILS ENGINEER: GUY L. HARRIS
LAW OFFICE
1200 N. LAS VEGAS BLVD. SUITE 407
LAS VEGAS, NV 89101
PH: (702) 365-7755

LANDSCAPE ARCHITECT: GUY L. HARRIS
LAW OFFICE
1200 N. LAS VEGAS BLVD. SUITE 407
LAS VEGAS, NV 89101
PH: (702) 365-7755

2500
300
Two (2) hydrants near to all
300 ft. of all bldg. areas.

SCHEDULE OF DRAWINGS

ARCHITECTURE	CIVIL
1. TITLE SHEET - DRAWING LIST - SITE PLAN	1. PLANNING & ZONING PLAN
2. FOUNDATION DETAILS	2. LANDSCAPE
3. FIRST FLOOR PLAN	3.1.1. LANDSCAPE
4. SECOND FLOOR PLAN	3.1.2. LANDSCAPE
5. EXTERIOR ELEVATIONS	
6. INTERIOR ELEVATIONS	
7. SECTION 1 & 2	
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LAS VEGAS, NEVADA

FIRST FLOOR PLAN

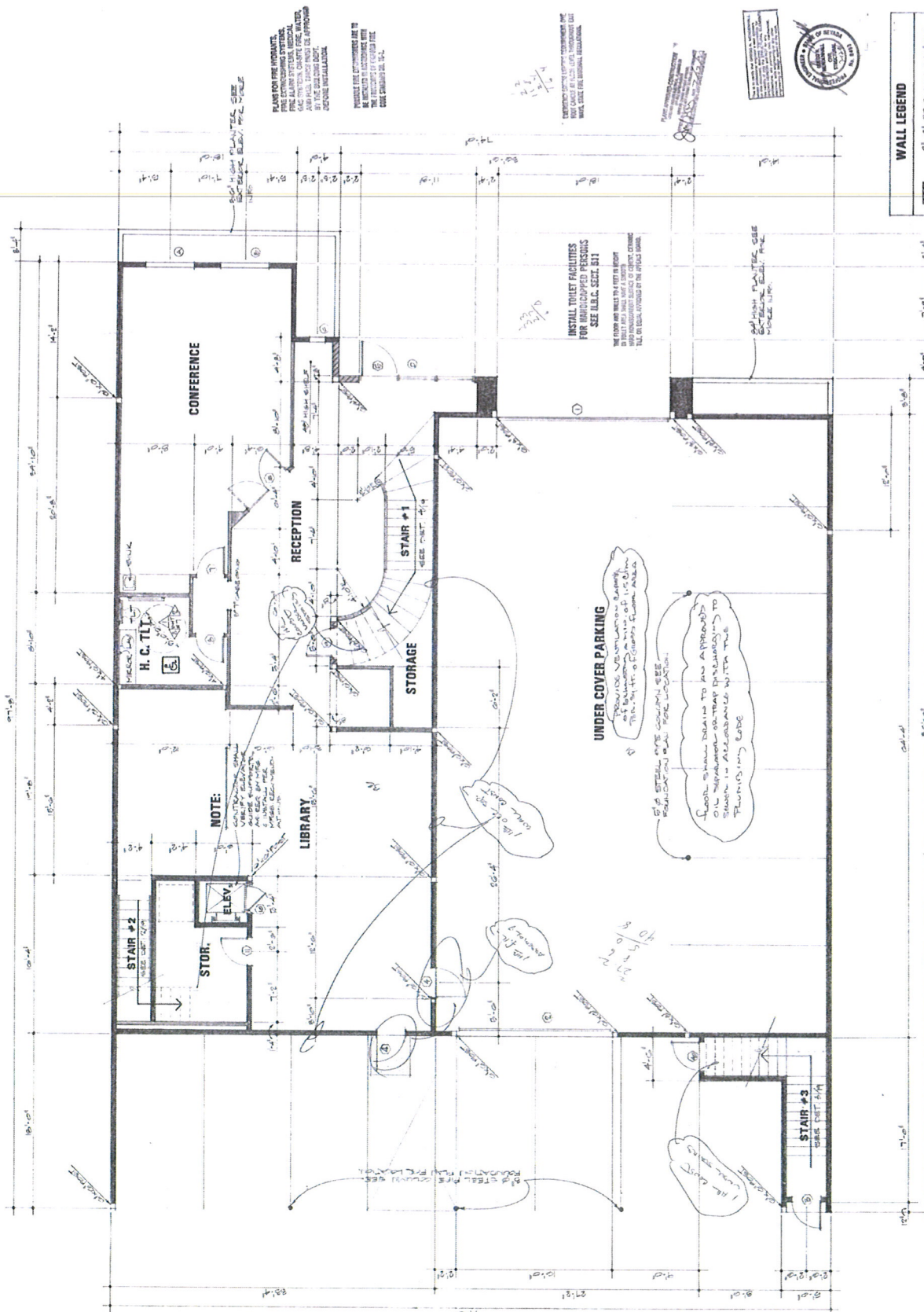
DAVID L. HARRIS, ARCHITECT

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4 of 21

PROFESSIONAL



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RQR-62278

FIRST FLOOR PLAN

FIRST FLOOR :	2,609 SQ. FT.
SECOND FLOOR :	5,787 SQ. FT.
TOTAL :	8,396 SQ. FT.



LAS VEGAS, NEVADA

SECOND FLOOR PLAN

DAVID L. HARRIS, ARCHITECT

17021842-7133
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5 of 21

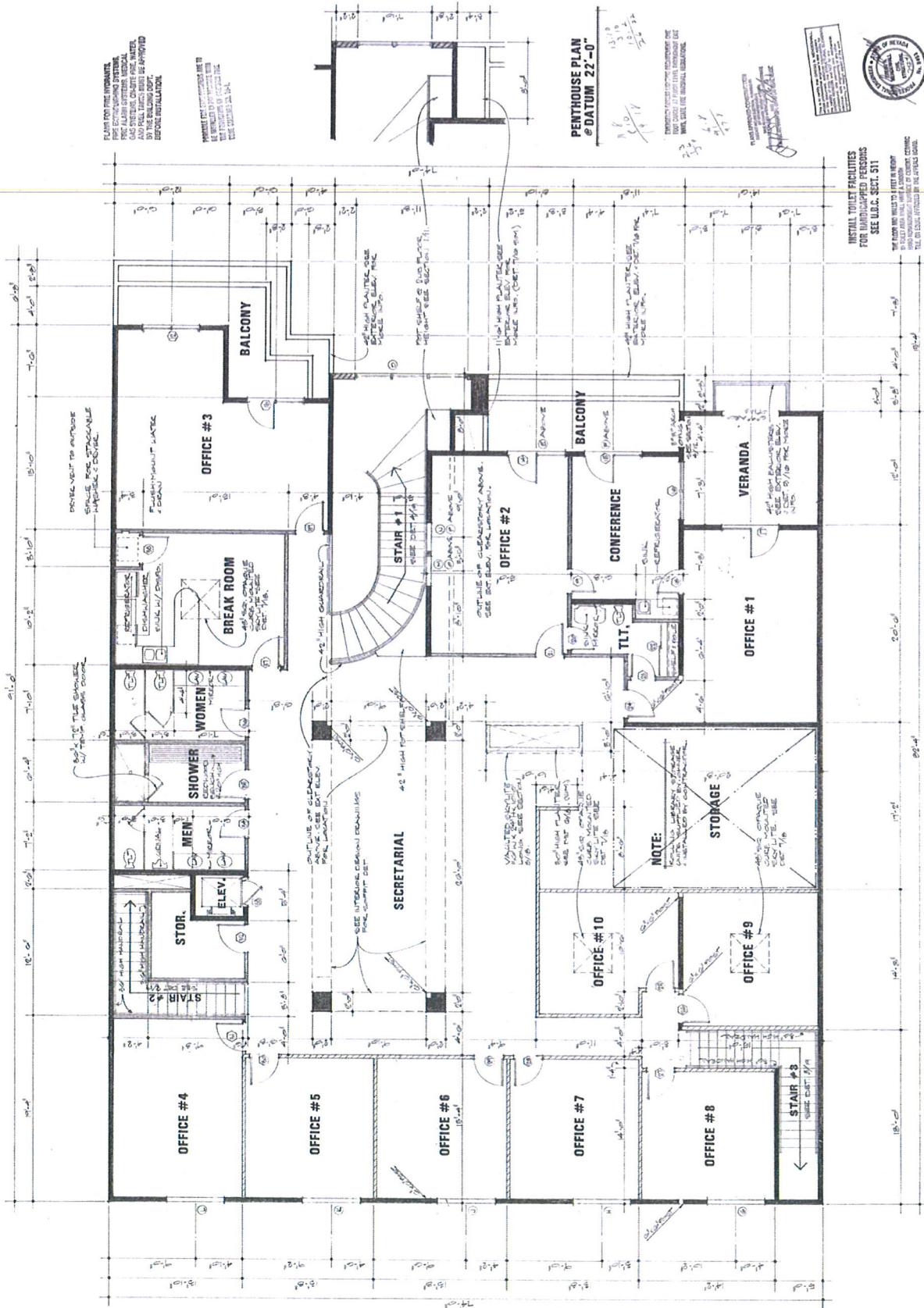
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RQR-62278

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SECOND FLOOR PLAN



PLANS FOR THE VENTILATION
FIRE EXTINGUISHING SYSTEM,
FIRE ALARM SYSTEM, MEDICAL
GAS SYSTEM, AND ELEVATOR
AND THE BUILDING CODE,
BEFORE INSTALLATION.

APPROVED FOR CONSTRUCTION BY THE
STATE OF NEVADA
THE PROFESSIONAL ENGINEER
SEE LICENSE NO. 1129

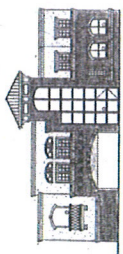
PENTHOUSE PLAN
@ DATUM 22'-0"

THESE PLANS ARE FOR THE
CONSTRUCTION OF THE BUILDING
AND THE BUILDING CODE,
BEFORE INSTALLATION.

INSTALL TOILET FACILITIES
FOR HANDICAPPED PERSONS
SEE U.B.C. SECT. 311

THESE PLANS ARE FOR THE
CONSTRUCTION OF THE BUILDING
AND THE BUILDING CODE,
BEFORE INSTALLATION.

LAW OFFICE FOR: GREGORY E. SMITH & MALANI L. KOTCHKA



OWNER: GREGORY E. SMITH & MALANI L. KOTCHKA
 ARCHITECT: DAVID L. KAHNIS, ARCHITECT
 PROJECT NO.: 2016-001
 PROJECT ADDRESS: 1000 10TH AVENUE, SUITE 400
 PROJECT CITY: LAS VEGAS, NV 89101
 PROJECT PHONE: (702) 795-5252
 PROJECT FAX: (702) 795-5253
 PROJECT EMAIL: INFO@DAVIDKAHNIS.COM
 PROJECT WEBSITE: WWW.DAVIDKAHNIS.COM
 PROJECT DATE: 02/09/2016
 PROJECT STATUS: PRELIMINARY
 PROJECT SCALE: 1/8" = 1'-0"

SCHEDULE OF DRAWINGS

NO.	DESCRIPTION
1.	TITLE SHEET - DRAWING LIST - SITE PLAN
2.	FOUNDATION PLAN
3.	FOUNDATION DETAILS
4.	FOUNDATION SCHEDULE
5.	FOUNDATION SCHEDULE & DETAILS
6.	FOUNDATION SCHEDULE & DETAILS
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99.	FOUNDATION SCHEDULE & DETAILS
100.	FOUNDATION SCHEDULE & DETAILS

Two (2) hydrant areas with 300 ft. of all hydrant areas.

ALL UTILITIES AND SERVICES TO BE LOCATED ON SITE.

CODE ANALYSIS

A. OCCUPANCY	RE
B. TYPE OF CONSTRUCTION	II
C. ALLOWABLE FLOOR AREA	500
D. FIRST FLOOR PROPOSED	500
E. SECOND FLOOR PROPOSED	500
F. TOTAL ALLOWABLE	1000

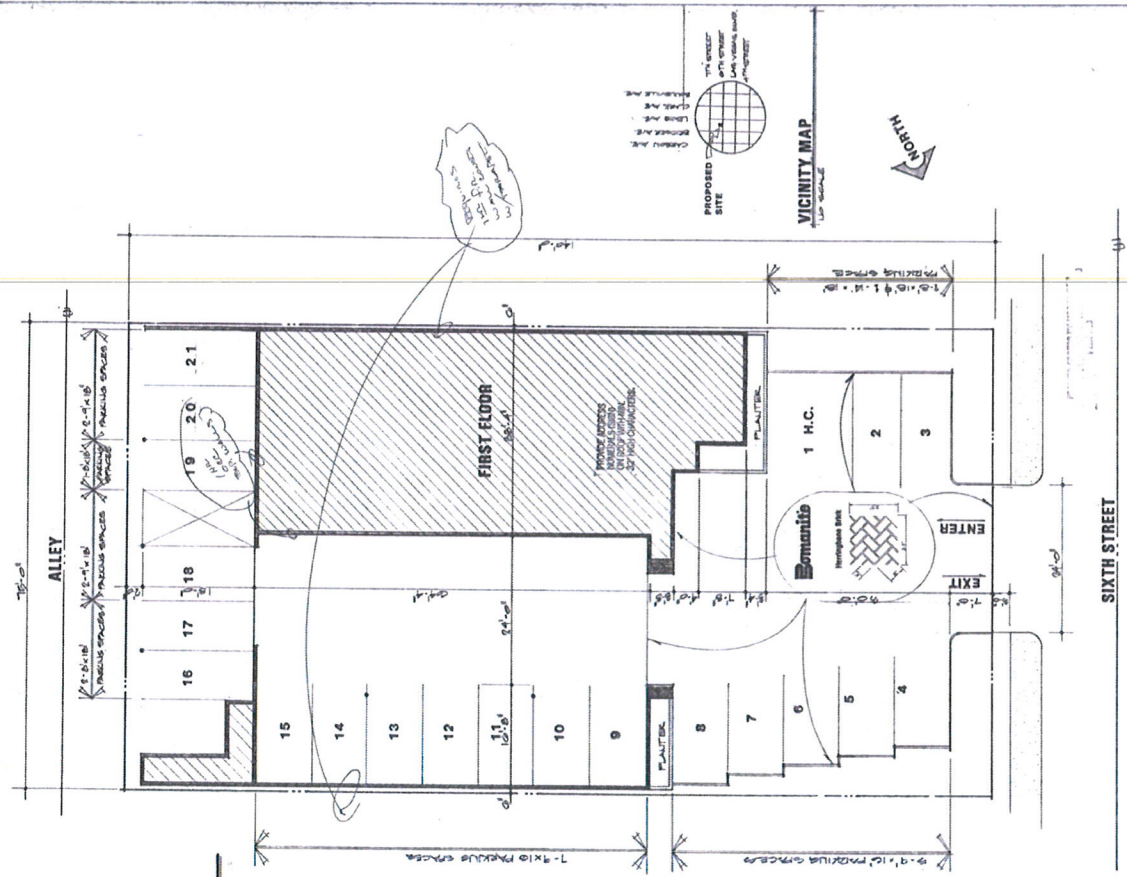
PARKING ANALYSIS

OFFICE AREA	8000 SQ. FT.
PARKING REQUIRED	8000 / 400 = 20 SPACES
PARKING PROVIDED	20 SPACES

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FEB 09 2016

SITE PLAN



THE SITE PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF DAVID L. KAHNIS, ARCHITECT.

THIS PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF DAVID L. KAHNIS, ARCHITECT.

RQR-62278



LAS VEGAS, NEVADA

FIRST FLOOR PLAN

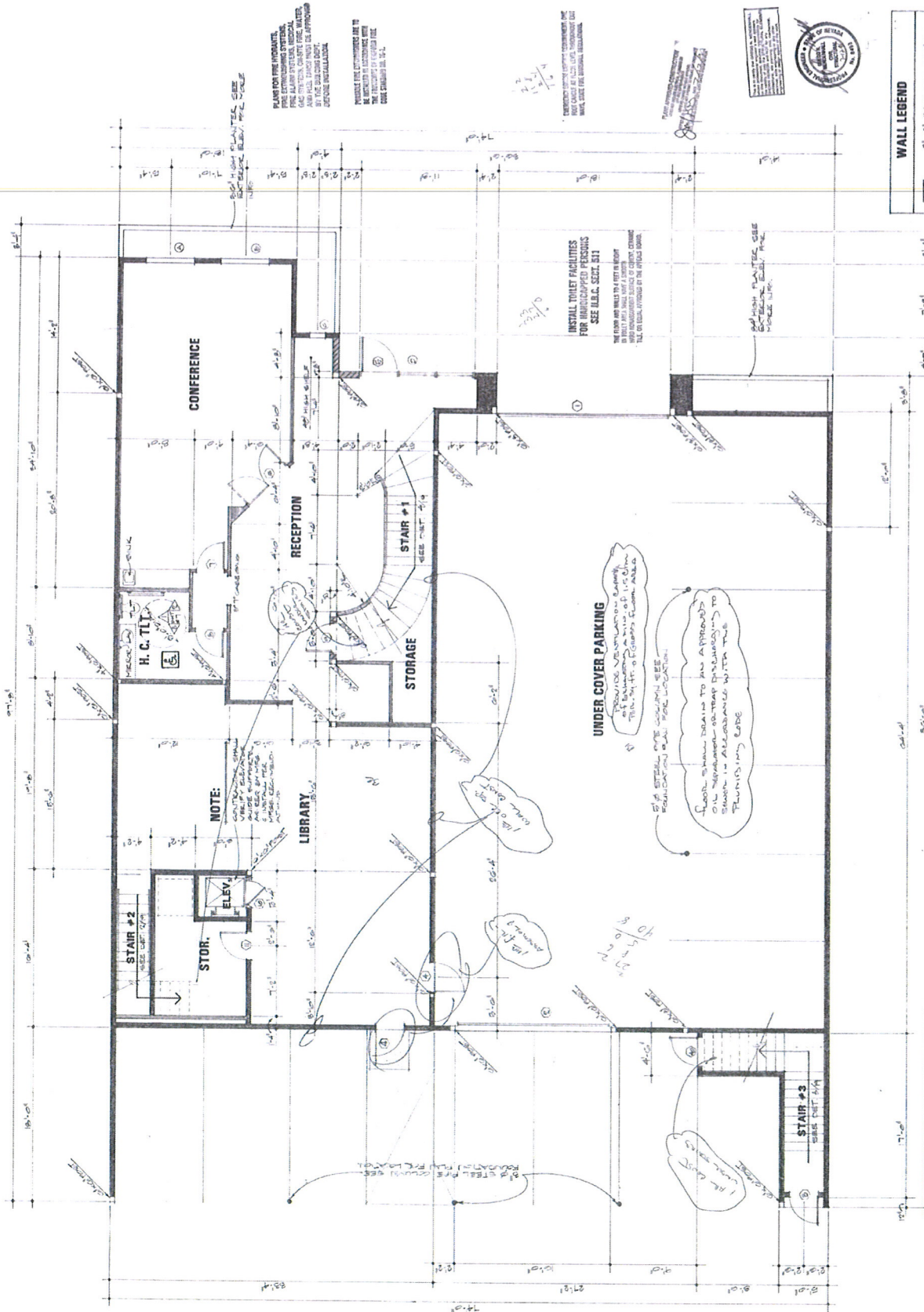
DAVID L. HARRIS, ARCHITECT

170182-7733
MECHANICAL

C-90-714

4 of 21

ARCHITECTURAL



WALL LEGEND	
=====	2" x 8" STUD WALL @ 16" O.C.
=====	2" x 8" STUD WALL @ 10" O.C.
=====	2" x 8" STUD WALL @ 12" O.C.
=====	2" x 8" STUD WALL @ 14" O.C.
=====	2" x 8" STUD WALL @ 16" O.C.
=====	2" x 8" STUD WALL @ 18" O.C.
=====	2" x 8" STUD WALL @ 20" O.C.
=====	2" x 8" STUD WALL @ 22" O.C.
=====	2" x 8" STUD WALL @ 24" O.C.
=====	2" x 8" STUD WALL @ 26" O.C.
=====	2" x 8" STUD WALL @ 28" O.C.
=====	2" x 8" STUD WALL @ 30" O.C.
=====	2" x 8" STUD WALL @ 32" O.C.
=====	2" x 8" STUD WALL @ 34" O.C.
=====	2" x 8" STUD WALL @ 36" O.C.
=====	2" x 8" STUD WALL @ 38" O.C.
=====	2" x 8" STUD WALL @ 40" O.C.
=====	2" x 8" STUD WALL @ 42" O.C.
=====	2" x 8" STUD WALL @ 44" O.C.
=====	2" x 8" STUD WALL @ 46" O.C.
=====	2" x 8" STUD WALL @ 48" O.C.
=====	2" x 8" STUD WALL @ 50" O.C.
=====	2" x 8" STUD WALL @ 52" O.C.
=====	2" x 8" STUD WALL @ 54" O.C.
=====	2" x 8" STUD WALL @ 56" O.C.
=====	2" x 8" STUD WALL @ 58" O.C.
=====	2" x 8" STUD WALL @ 60" O.C.
=====	2" x 8" STUD WALL @ 62" O.C.
=====	2" x 8" STUD WALL @ 64" O.C.
=====	2" x 8" STUD WALL @ 66" O.C.
=====	2" x 8" STUD WALL @ 68" O.C.
=====	2" x 8" STUD WALL @ 70" O.C.
=====	2" x 8" STUD WALL @ 72" O.C.
=====	2" x 8" STUD WALL @ 74" O.C.
=====	2" x 8" STUD WALL @ 76" O.C.
=====	2" x 8" STUD WALL @ 78" O.C.
=====	2" x 8" STUD WALL @ 80" O.C.
=====	2" x 8" STUD WALL @ 82" O.C.
=====	2" x 8" STUD WALL @ 84" O.C.
=====	2" x 8" STUD WALL @ 86" O.C.
=====	2" x 8" STUD WALL @ 88" O.C.
=====	2" x 8" STUD WALL @ 90" O.C.
=====	2" x 8" STUD WALL @ 92" O.C.
=====	2" x 8" STUD WALL @ 94" O.C.
=====	2" x 8" STUD WALL @ 96" O.C.
=====	2" x 8" STUD WALL @ 98" O.C.
=====	2" x 8" STUD WALL @ 100" O.C.

FIRST FLOOR : 2,609 SQ. FT.
SECOND FLOOR : 5,787 SQ. FT.
TOTAL : 8,396 SQ. FT.

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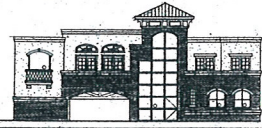
RQR-62278







LAW OFFICE FOR:
GREGORY E. SMITH & MALANI L. KOTCHKA



OWNER: GREGORY E. SMITH
MALANI L. KOTCHKA
100 SOUTH FOURTH SUITE #617
LAS VEGAS, NV 89101

ARCHITECT: DAVID L. HARRIS
2635 SOUTH JONES SUITE #8
LAS VEGAS, NV 89102
PH: (702) 562-7733

INTERIOR DESIGN: THE BOO GROUP
DEBRA S. BOO, DESIGN DIRECTOR
2250 S. INDUSTRIAL RD.
LAS VEGAS, NV 89109-1100
PH: (702) 725-7723

CIVIL ENGINEER: CIVIL TEC
6995 SOUTH SANDHILL
LAS VEGAS, NV 89121
PH: (702) 458-0099

STRUCTURAL ENGINEER: JACQUES
1000 EAST SAVANNA
LAS VEGAS, NV 89104
PH: (702) 755-7855

ELECTRICAL ENGINEER: PETER HILA
2228 SPRING MOUNTAIN RD. #207
LAS VEGAS, NV 89102
PH: (702) 871-7756

MECHANICAL ENGINEER: CAMPA ENGINEERING
1000 SOUTH JONES AVENUE
LAS VEGAS, NV 89102
PH: (702) 871-9662

SOILS ENGINEER: COMMERCE CONSULTANTS
1000 SOUTH JONES AVENUE
LAS VEGAS, NV 89102
PH: (702) 755-2221

LANDSCAPE ARCHITECT: JIM VANDERPOOR
1600 BROADVIEW CIRCLE
BOULDER CITY, NV 89005
PH: (702) 255-2735

CODE ANALYSIS

A. OCCUPANCY	
PARKING GARAGE	B1
OFFICE	B2
B. TYPE OF CONSTRUCTION	
	II-N
C. ALLOWABLE FLOOR AREA	
FIRST FLOOR PROPOSED	5225
SECOND FLOOR PROPOSED	2282
TOTAL	10102 SQ.FT.
BASIC ALLOWABLE = 8000 X 2 = 16000 SQ.FT.	

PARKING ANALYSIS

OFFICE AREA	8796 SQ.FT.
PARKING REQUIRED	8796 / 400 = 22 SPACES
PARKING PROVIDED	22 SPACES

SCHEDULE OF DRAWINGS

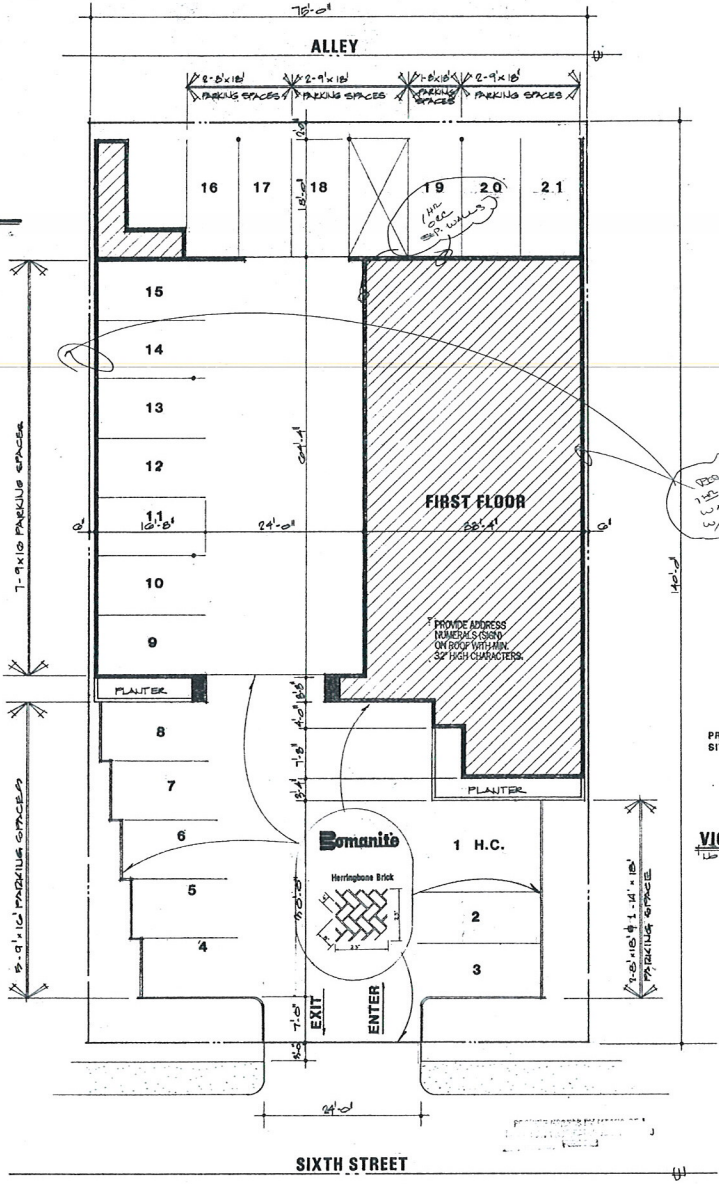
- ARCHITECTURAL
1. TITLE SHEET - DRAWING LIST - SITE PLAN
 2. FOUNDATION PLAN
 3. FOUNDATION DETAILS
 4. FIRST FLOOR PLAN
 5. SECOND FLOOR PLAN
 6. ROOM SCHEDULE & DETAILS
 7. WINDOW SCHEDULE & DETAILS
 8. FLOOR FINISHING
 9. ROOF FINISHING
 10. SHEAR WALL PLAN - SCHEDULE & NOTES
 11. SECTIONS 1 & 2
 12. SECTIONS 3 & 4
 13. SECTIONS 5 & 6
 14. SECTION 7
 15. WALL & PARTIAL DETAILS
 16. PARTIAL & PLASTER DETAILS
 17. STRUCTURAL DETAILS
 18. STAIR & ELEVATOR DETAILS
 19. EXTERIOR ELEVATIONS
 20. EXTERIOR ELEVATIONS
 21. EXTERIOR ELEVATIONS
- CIVIL
1. PAVING & GRADING PLAN
 2. HORIZONTAL & UTILITY PLAN
- LANDSCAPE
- L-1 ENTRY LANDSCAPE
 - L-2 BALCONY PLANTING
- INTERIORS
- ID 1.1 FIRST FLOOR REFLECTIVE CEILING
 - ID 1.2 FIRST FLOOR ELECTRICAL
 - ID 1.3 FIRST FLOOR FURNITURE
 - ID 1.4 FIRST FLOOR PLUMBING FIXTURE
 - ID 2.1 SECOND FLOOR REFLECTIVE CEILING
 - ID 2.2 SECOND FLOOR ELECTRICAL
 - ID 2.3 SECOND FLOOR FURNITURE
 - ID 2.4 SECOND FLOOR PLUMBING FIXTURE
 - ID 3.1 PLUMBING BUILT-IN DETAILS
 - ID 3.2 BUILT-IN DETAILS
 - ID 4.1 FINISH SCHEDULE
 - ID 4.2 FINISH SCHEDULE
- ELECTRICAL
- E-1 SITE PLAN
 - E-2 FIRST FLOOR LIGHTING
 - E-3 SECOND FLOOR LIGHTING
 - E-4 FIRST FLOOR POWER
 - E-5 SECOND FLOOR POWER
 - E-6 DISTRIBUTION DIAGRAM
- MECHANICAL
- M-1 FIRST FLOOR HVAC SCHEDULE
 - M-2 SECOND FLOOR HVAC
- PLUMBING
- P-1 FIRST FLOOR PLUMBING PLAN & SCHEDULES
 - P-2 SECOND FLOOR PLUMBING PLAN

FIRE FLOW REQ'D = 2500 GPM
AT 150' DISTANCE
ALL BLDG. AREAS

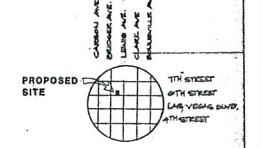
Two (2) hydrants req'd. w/in
300 ft. of all bldg. areas.

ALL UTILITY AND SITE WORK
SHALL COMPLY WITH THE
APPROVED CIVIL PLAN.

FIRE HYDRANTS TO BE INSTALLED
PRIOR TO CONSTRUCTION
FOR SEE VEGAS FIRE DEPARTMENT



Requires
120 sq. ft.
w/ min. 10' x 10' ft.
w/ min. 10' x 10' ft.



VICINITY MAP
1/8" = 1' SCALE

NORTH

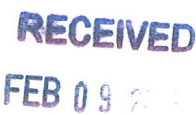
SITE PLAN

1/8" = 1' SCALE

THESE PLANS HAVE NOT BEEN
REVIEWED FOR COMPLIANCE TO FEDERALLY
MANDATED PROVISIONS FOR PERSONS
WITH DISABILITIES.

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