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February 1, 2016

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

**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.

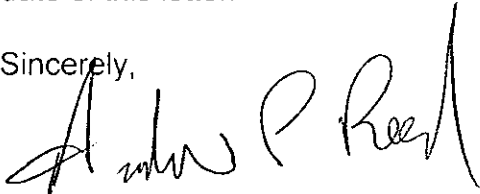
CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

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" being more prominent 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