



August 31, 2011

Ms. Elizabeth Fretwell
City of Las Vegas
Redevelopment Agency
400 Stewart Avenue
Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

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ELIZABETH N. FRETWELL
CITY MANAGER

**RE: SDR-42977 - MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - SEPTEMBER 2011**

Dear Ms. Fretwell:

Your request for a Minor Amendment to Site Development Plan Review (SDR-41601) FOR A PROPOSED 63,828 SQUARE-FOOT OFFICE BUILDING AND A FIVE-STORY PARKING GARAGE on 1.03 acres at the southeast corner of Las Vegas Boulevard and Clark Avenue (APNs 139-34-710-001, 139-34-310-061, 062, 63 and 076), Ward 3 (Coffin) has been considered administratively by the Department of Planning Staff.

The Department of Planning Staff has administratively **APPROVED** your request subject to the following:

Planning

1. Approval of and conformance to the Conditions of Approval for Vacation (VAC-41661) and Site Development Plan Review (SDR-41601), 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, landscape plan, and building elevations, date stamped 08/25/2011, except as amended by conditions herein.
4. Prior to occupancy, 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.

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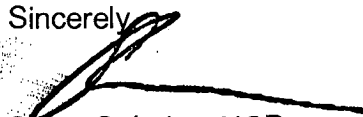
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Original Condition of Approval #20 of SDR-41601 is hereby revised to read, "Prior to the submittal of any improvement drawings, meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine an acceptable connection to the existing sewer line in Clark Avenue. A sewer abandonment plan for the existing sewer in the alley between Las Vegas Boulevard and 6th Street shall also be approved by the Department of Public Works prior to the issuance of permits to perform such work."
9. Original Condition of Approval #21 of SDR-41601 is hereby revised to read, "The proposed new driveway accessing this site from 6th Street is hereby approved as a deviation from standards. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer."
10. Comply with all previous conditions of approval for Site Development Plan Review SDR-41601 and all other site-related actions.

This action by the Department of Planning staff on August 31, 2011 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,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Steve Biogiatti
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Greenwood Village, Colorado 80111

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