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cityoflasvegas  
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January 31, 2019

Mr. Josh Einhorn  
8255 Las Vegas Boulevard  
Las Vegas, Nevada 89123

**RE: SDR-75029 [PRJ-75030] – ADMINISTRATIVE SITE DEVELOPMENT  
PLAN REVIEW  
ADMINISTRATIVE CYCLE – DECEMBER 2018**

Dear Mr. Einhorn:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-73908) FOR A PROPOSED FOUR-STORY MIXED USE DEVELOPMENT CONSISTING OF 256 SQUARE FEET OF COMMERCIAL FLOOR AREA AND 30 MULTI-FAMILY RESIDENTIAL UNITS, WITH WAIVERS OF DOWNTOWN LAS VEGAS OVERLAY ARCHITECTURAL STANDARDS on 0.16 acres at 808 South 6th Street (APN 139-34-410-196), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75030].], 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. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-73908) shall be required, except as amended herein.
2. This approval is a minor amendment shall run concurrently with, the approval for Site Development Plan Review (SDR-73908). No further action is needed, as this approval is extended, exercised or expired with SDR-73908.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/03/18, except as amended by conditions herein.
4. 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.

Mr. Josh Einhorn  
SDR-75029 [PRJ-75030] - Page Two  
January 31, 2019

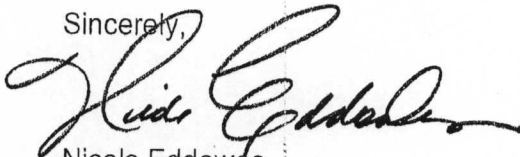
6. All utility or mechanical equipment shall comply with the provisions of the Downtown Centennial Plan, unless approved by a separate Waiver.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-73908 and all other applicable site-related actions.

This action by the Department of Planning staff on **January 31, 2019** 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,



Nicole Eddowes  
Senior Planner  
Case Planning Division

NE:clb

cc: SCA Design  
2580 St. Rose Parkway  
Henderson, Nevada 89074