



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
lasvegasnevada.gov

March 21, 2019

Mr. Peter Christiansen
7th Street Management, LLC
700 South 7th Street
Las Vegas, Nevada 89101

**RE: ROC-75706 [PRJ-75264] – REVIEW OF CONDITION – PUBLIC
HEARING
CITY COUNCIL MEETING OF MARCH 20, 2019**

Dear Mr. Christiansen:

The City Council at a regular meeting held on March 20, 2019 voted to **APPROVE** a Review of Condition of an approved Site Development Plan Review (SDR-74080) TO MODIFY CONDITION #6 WHICH STATES, "A WAIVER FROM APPENDIX F, INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS IS HEREBY APPROVED TO ALLOW 46 PARKING SPACES WHERE 54 ARE REQUIRED" on 0.48 acres at 708 and 714 South 7th Street (APNs 139-34-410-227 and 228), P-O (Professional Office) Zone, Ward 3 (Coffin) [PRJ-75264].

This approval is subject to the following conditions:

Planning

1. Condition Number 3 of Site Development Plan Review (SDR-74080) shall be amended to state, "All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 01/08/19, except as amended by conditions herein."
2. Condition Number 6 of Site Development Plan Review (SDR-74080) shall be amended to state, "A Waiver from Appendix F, Interim Downtown Las Vegas Development Standards is hereby approved to allow 44 parking spaces where 54 spaces are required."
3. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-74080) shall be required, except where amended herein.

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

The Notice of Final Action was filed with the Las Vegas City Clerk on March 21, 2019.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. John David Burke
6037 South Fort Apache Road
Las Vegas, Nevada 89148