



June 10, 2014

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

Mr. Todd Kessler
707 Fremont LLC
P.O. Box 1570
Las Vegas, Nevada 89101

RE: SDR-52716 [PRJ-52234] - STIE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF MAY 7, 2014

Dear Applicant:

The City Council at a regular meeting held May 7, 2014 APPROVED the request for a Major Amendment to Site Development Plan Review (SDR-45945) FOR A WAIVER TO ALLOW NO SCREENING OF THE MECHANICAL EQUIPMENT FROM THE STREET LEVEL AND SURROUNDING BUILDING VIEWS on 1.29 acres at 707 Fremont Street (APN 139-34-612-005), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 8, 2014. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-45945) shall be required, if approved.
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 04/16/14, except as amended by conditions herein.**
4. A Waiver from Downtown Centennial Plan – Architectural Design Standards is hereby approved, to allow "no screening of mechanical equipment from street level and surrounding building views.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



Mr. Todd Kessler
SDR-52716 – Page Two
June 10, 2014

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

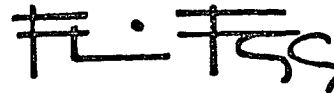
Public Works

8. Site development to comply with all applicable conditions of approval for SDR-45945 and all other applicable site-related actions.

Sincerely,



Debra A. Outland
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg
Planning Director

cc: Mr. Todd Kessler
Shipping Containers, LLC
P.O. Box 1570
Las Vegas, Nevada 89101