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August 20, 2015

Mr. Todd Kessler
120 6th Street, LLC
P.O. Box 1570
Las Vegas, Nevada 89125

**RE: SDR-59472 [PRJ-59363] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 19, 2015**

Dear Mr. Kessler:

The City Council at a regular meeting held on August 19, 2015 **APPROVED** a request for a Site Development Plan Review FOR A PARKING LOT AND PRIVATE OUTDOOR PLAZA WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN PARKING LOT LANDSCAPING AND SCREENING FENCE DESIGN STANDARDS on 0.32 acres at 120 South 6th Street (APN 139-34-611-052), C-2 (General Commercial) Zone, Ward 3 (Coffin) [PRJ-59363].

The approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/27/15, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan, Section VII.I.3.d is hereby approved to allow no Downtown Centennial Plan ornamental screen fence adjacent to right-of-way where such is required.
4. A Waiver from the Downtown Centennial Plan, Section VII.I.3.h is hereby approved to allow five parking lot landscape trees where six are required.
5. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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/city of las vegas

5. ✓

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6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

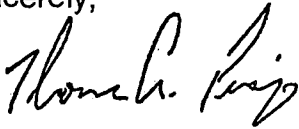
10. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site, except as amended by conditions herein. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
12. Landscape and maintain all unimproved right-of-way adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Downtown Pedestrian and Bicycle Improvements – 6th Street" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.

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14. Prior to the approval of Construction drawings for this site, sign a Covenant Running with Land agreement for the possible future installation of any off-site improvements per requirements of the Downtown Centennial Plan that are deferred by this action including undergrounding of all existing overhead utility lines adjacent to this site not placed underground with this development. The Covenant agreement must be recorded with the County Recorder and a copy of the recorded document must be provided to the City prior to the issuance of building permits for this site.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on August 20, 2015.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb