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**DEVELOPMENT  
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DEPARTMENT OF PLANNING

333 N RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NV 89106

702 229 6301 | VOICE  
702 474 7463 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

October 19, 2017

Ms. Teresa Krolak-Owens  
DEVO, LLC  
417 South Wallace Avenue  
Las Vegas, Nevada 89107

**RE: SDR-71310 [PRJ-71204] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO ZON-71306, VAR-71307 AND VAR-71308  
CITY COUNCIL MEETING OF OCTOBER 18, 2017**

Dear Ms. Krolak-Owens.

The City Council at a regular meeting held on October 18, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 15,723 SQUARE-FOOT OFFICE BUILDING WITH WAIVERS TO ALLOW ZERO-FOOT WIDE LANDSCAPE BUFFERS ALONG THE NORTH AND WEST PERIMETER WHERE 15-FOOT WIDE BUFFERS ARE REQUIRED AND ZERO-FOOT WIDE LANDSCAPE BUFFERS ALONG THE SOUTH AND EAST PERIMETER WHERE EIGHT-FOOT WIDE BUFFERS ARE REQUIRED on 0.54 acres located at the southeast corner of Bridger Avenue and 6th Street (APNs 139-34-710-002 through 004), C-2 (General Commercial) and R-4 (High Density Residential) Zone [PROPOSED C-2 (General Commercial)], Ward 3 (Coffin) [PRJ-71204]

This approval is subject to the following conditions:

**Planning**

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-71306), Variance (VAR-71307) and Variance (VAR-71308) 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 and landscape plan date stamped 08/21/17, and building elevations date stamped 07/27/17, except as amended by conditions herein.

- 4 A Waiver from Title 19.08 080 is hereby approved, to allow zero-foot wide landscape buffers along the north and west perimeter where 15-foot wide buffers are required and zero-foot wide landscape buffers along the south and east perimeter where eight-foot wide buffers are required
- 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
7. 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.
- 8 The applicant shall coordinate with the Post Entitlement Approval Conference (PEAC) team to coordinate building and civil plan submittals for this project. Please contact DSC Administration team at 702-229-4830 to setup a meeting
- 9 A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner, the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
- 10 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

**Public Works**

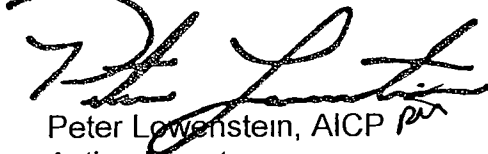
- 12 Dedicate a 10-foot radius on the corner of Bridger Avenue and 6th Street prior to issuance of permits for this site

- 13 In accordance with code requirements of Title 13.56, remove all substandard offsite improvements, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. 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.
14. Landscape and maintain all unimproved rights-of-way on Bridger Avenue and 6th Street 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.
- 15 The driveway on Bridger Avenue shall be egress only.
- 16 Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the 6th Street Beautification project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
- 17 Submit a License Agreement for landscaping and private improvements in the Bridger Avenue and 6th Street public rights-of-way prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's License Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (229-4836)
- 18 Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and 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.

Ms Teresa Krolak-Owens  
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The Notice of Final Action was filed with the Las Vegas City Clerk on October 19, 2017

Sincerely,



Peter Lowenstein, AICP  
Acting Director  
Department of Planning

PL:clb

cc Mr Samuel Schwartz  
SF 601, LLC  
6623 South Las Vegas Boulevard, Suite #300  
Las Vegas, Nevada 89119

601 Bridger, LLC  
701 Bridger Avenue, Suite #850  
Las Vegas, Nevada 89101