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cityoflasvegas
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November 8, 2018

Mr. Josh Einhorn
2747 Paradise Road, Tower 3, Unit #3504
Las Vegas, Nevada 89109

**RE: ABEYANCE - SDR-73908 [PRJ-73729] - SITE DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF NOVEMBER 7, 2018**

Dear Mr. Einhorn.

The City Council at a regular meeting held on November 7, 2018 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED FIVE-STORY MIXED USE DEVELOPMENT CONSISTING OF 1,389 SQUARE FEET OF COMMERCIAL FLOOR AREA AND 27 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-73729]

This 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 and building elevations, date stamped 07/30/18, except as amended by conditions herein
3. Pursuant to Title 19 Downtown Las Vegas Overlay District Development Standards, a Waiver from Area 1 Architectural Design Standards is hereby approved to allow blank walls on the north and south elevations where expression lines and/or zones are required, to allow no arcades, awnings and canopies at the ground level where such are required, to not carry architectural details on all sides of the building where such is required; to not feature a continuous articulated cornice where such is required, and to not articulate the 6th Street entry where such is required

4. Coordinate with the Office of Cultural Affairs to provide artwork (murals) on the north and south elevations of the proposed building
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. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
9. 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
10. 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.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein

Public Works

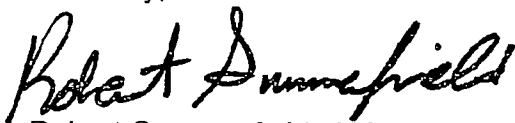
- 13 In accordance with code requirements of Title 13 56, remove all unused driveways and substandard improvements on 6th Street and replace with new improvements meeting current Downtown Centennial Standards concurrent with development of this site, except as amended herein All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site
- 14 Sewer cleanouts shall be located onsite.
- 15 Landscape and maintain all unimproved rights-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
16. Submit a License Agreement for landscaping and private improvements in the 6th Street public right-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 (702-229-4836)
- 17 Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Downtown Pedestrian & Bicycle Improvements - 6th Street" project and any other public improvement projects adjacent to this site Comply with the recommendations of the City Engineer.
- 18 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 Master 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

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- 19 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

The Notice of Final Action was filed with the Las Vegas City Clerk on November 8 2018

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 Sheldon Colen
SCA Design
2580 St Rose Parkway
Henderson, Nevada 89074