



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 7/21/2011

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Meeting Date: 7/20/2011

Meeting Type: City Council <=>

Date of Letter: 7/21/2011

Case Number(s): SDR-41047 <=>

Subject of Notice: APPLICANT/OWNER: EVAPS, LLC - on 0.65 acres at 400 South 7th Street (APN 139-34-701-009) <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: gporillo

Scanned By: **SCANNED**
JUL 25 2011

QC By: _____



LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

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ELIZABETH N. FRETWELL
CITY MANAGER

July 21, 2011

Mr. Robert Eglet
EVAPS, LLC
400 South Fourth Street, Suite #600
Las Vegas, Nevada 89101

RE: SDR-41047 - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-41054
CITY COUNCIL MEETING OF JULY 20, 2011

Dear Mr. Eglet:

The City Council at a regular meeting held July 20, 2011, APPROVED the request for a Major Amendment to a previously approved Site Development Plan Review (SDR-39121) TO ELIMINATE ONE LEVEL OF REQUIRED PARKING CONSISTING OF 24 SPACES FROM AN UNDERGROUND GARAGE on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on July 21, 2011. This approval is subject to:

Planning

1. Conformance to the approved conditions for Variance (VAR-39122) and Site Development Plan Review (SDR-39121).
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (VAR-41054) shall be required, if approved.
3. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
4. All development shall be in conformance with the site plan date stamped 05/16/11, except as amended by conditions herein.
5. Prior to occupancy, 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
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

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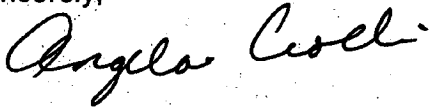
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7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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.
9. Site development to comply with all previous conditions of approval for SDR-39121 and all other site-related actions.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Scott Brown
DesignCell Architecture
10777 West Twain Avenue, Suite #125
Las Vegas, Nevada 89135