



# Legal Notices Transmittal and Scanning Separator Sheet

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## Legal Notice Type: Action Letter

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Date of Transfer to ERM: 8/25/2011

Page Count: 3

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Meeting Date: 8/17/2011

Meeting Type: City Council <=>

Date of Letter: 8/25/2011

Case Number(s): SDR-41271 <=>

Subject of Notice: APPLICANT/OWNER: NEVADA STATE BANK - 201 South 4th Street and 200 Las Vegas Boulevard South <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date

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Prepared By: acrolli

Scanned By: 

SCANNED

QC By:

AUG 29 2011



August 25, 2011

LAS VEGAS CITY COUNCIL

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS  
RICKI Y. BARLOW  
BOB COFFIN

ELIZABETH N. FRETWELL  
CITY MANAGER

Nevada State Bank  
PO Box 990  
Las Vegas, Nevada 89125

RE: SDR-41271 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF AUGUST 17, 2011

Dear Applicant:

The City Council at a regular meeting held August 17, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE AND PARKING LOT LANDSCAPE REQUIREMENTS on 0.85 acres at 201 South 4th Street and 200 Las Vegas Boulevard South (APNs 139-34-610-023 and 139-34-610-031), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 18, 2011. This approval is subject to:

**Added Condition**

- A. The approval for this temporary parking lot shall be valid for a period of 36 months from the completion of the construction work and the date of the final off-site inspection, in accordance with the requirements of the Downtown Centennial Plan. Any request to extend this approval shall be by means of a Extension of Time application, submitted in accordance with the requirements of the LVMC Title 19.

**Planning**

1. The landscape shall be 36-inch box Ash trees along Carson Avenue as required by the Downtown Centennial Plan. A waiver is hereby approved to allow Mexican fan palm trees along the Las Vegas Boulevard frontage in accordance with the submitted landscape plan.
2. Conformance to conditions of approval of Z-0100-64.
3. All development shall be in conformance with the site plan and landscape plan, date stamped 05/31/11 except as amended by conditions herein.
4. A Waiver from all Downtown Centennial Plan Streetscape and Parking Lot Landscape Requirements is hereby approved.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
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5. Prior to use, 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. A revised site plan shall be submitted to and approved by the Department of Planning, prior to or at the time application is made for any permits, depicting conformance to the minimum dimensional standards of Title 19.10. for drive aisles and parking spaces.
8. 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.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

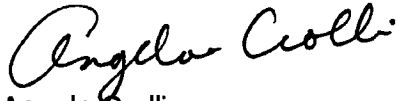
#### Public Works

11. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard South, a 10 foot radius on the southeast corner of Fourth Street and Carson Avenue, and a 10 foot radius on the southwest corner of Carson Avenue and Las Vegas Boulevard South adjacent to this site prior to the issuance of any permits.
12. Remove all substandard sidewalk improvements and unused driveways adjacent to this site and replace with new improvements meeting current City Standards as amended herein concurrent with development of this site. The existing driveways shown on Fourth Street and Carson Avenue may remain as constructed. 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.
13. All landscaping and private improvements, if any, 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.

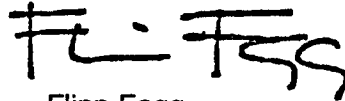
Nevada State Bank  
SDR-41271 – Page Three  
August 25, 2011

14. Submit an Encroachment Agreement for all landscaping and private improvements located in the Carson Avenue and Las Vegas Boulevard South public rights-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
15. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage patterns for this site prior to submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways as recommended.

Sincerely,



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



Flinn Fagg  
Director  
Planning

cc: Ms. Tabitha Fiddymont  
Kaempfer Crowell Renshaw Gronauer & Fiorentino  
8345 West Sunset Road, Suite #250  
Las Vegas, Nevada 89113