



**Legal Notices Transmittal and Scanning Separator Sheet**

**Legal Notice Type: Action Letter**

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Meeting Date: 12/21/2011

Meeting Type: City Council <=>

Date of Letter: 1/5/2012

Case Number(s): SDR-43012 <=>

Subject of Notice: APPLICANT: NEISSAN KOROGHLI - OWNER: FREMONT PLACE, LLC - 208  
North Las Vegas Boulevard <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acrolli

Scanned By:

**SCANNED**

JAN 10 2012

QC By:



January 5, 2012

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

Mr. Neissan Koroghle  
Fremont Place, LLC  
208 Las Vegas Boulevard  
Las Vegas, Nevada 89101

RE: SDR-43012 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF DECEMBER 21, 2011

Dear Mr. Koroghle:

The City Council at a regular meeting held December 21, 2011, APPROVED the request for a Site Development Plan Review FOR A TEMPORARY PARKING LOT WITH WAIVERS OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.62 acres at 208 North Las Vegas Boulevard (APN 139-34-511-004), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on December 22, 2011. This approval is subject to the following conditions:

**Planning**

1. 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 an Extension of Time application, submitted in accordance with the requirements of the LVMC Title 19.
2. A Waiver from the Downtown Centennial Plan, Section VII.B.4.b is hereby approved, to allow no streetscaping along Las Vegas Boulevard.
3. A Waiver from the Downtown Centennial Plan, Section VII.B.4.c is hereby approved, to allow no streetscaping along Ogden Avenue.
4. All development shall be in conformance with the combined site and landscape plan date stamped 12/15/11, except as amended by conditions herein.
5. All commercial signage requires approval by the Downtown Design Review Committee (DDRC) prior to the issuance of any signage permits.

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400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 9/08/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. Revised elevations shall be submitted to and approved by the Department of Planning Department prior to the time application is made for a building permit to reflect the appropriate Downtown Centennial Parking Lot Screen in place of the existing wire fence.
10. Revised plans shall be submitted to and approved by the Department of Planning Department prior to the time application is made for a building permit to reflect bumpers or tire stops for all parking stalls.
11. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### Public Works

13. Dedicate an additional 5 feet of right-of-way for a total half-street width of 45 feet on Las Vegas Boulevard and dedicate a 10 foot radius on the northeast corner of Las Vegas Boulevard and Ogden Avenue adjacent to this site prior to the issuance of any permits.
14. Remove all substandard sidewalk improvements and unused driveway cuts, including sidewalk ramps adjacent to this site, if any, and replace with new improvements meeting current City Standards as amended herein 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.
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.

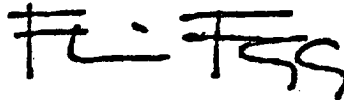
Mr. Neissan Koroghle  
SDR-43012 – Page Three  
January 5, 2012

16. Submit an Encroachment Agreement for all landscaping and private improvements, if any, in the Las Vegas Boulevard and Ogden Avenue public rights of way prior to this issuance of a permit for constructing these improvements in the Las Vegas Boulevard and Ogden Avenue rights of way. The applicant must carry an insurance policy for the term of the encroachment 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 landscaping and private improvements encroaching in the public right of way at the applicant's expense pursuant to the terms of the City's encroachment agreement. The installation and maintenance of all private structures 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.
  
17. 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 drainageways as recommended.

Sincerely,



Gabriela Portillo-Brenner  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg  
Director  
Planning

cc: Mr. Neissan Koroghle  
11007 Fishers Island Street  
Las Vegas, Nevada 89141