



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 11/22/2011

Page Count: 2

Meeting Date: 11/16/2011

Meeting Type: City Council <=>

Date of Letter: 11/21/2011

Case Number(s): SDR-43016 <=>

Subject of Notice: Richard Gordon/Parkway Retail Center, LLC - 7575 West Washington Avenue, Suite No. 117 <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: a. Coleman

Scanned By:

NOV 22 2011

QC By:



November 21, 2011

LAS VEGAS CITY COUNCIL

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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. Richard Gordon
Parkway Retail Center, LLC
1770 North Buffalo Drive, Suite #101
Las Vegas, Nevada 89128

RE: SDR-43016 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 16, 2011

Dear Mr. Gordon:

The City Council at a regular meeting held November 16, 2011, APPROVED the request for a request for a Major Amendment to Site Development Plan Review [Z-0131-94(5)] FOR A 703 SQUARE-FOOT SERVICE AND LOADING AREA ADDITION TO AN EXISTING RETAIL ESTABLISHMENT on 11.73 acres at 7575 West Washington Avenue, Suite #117 (APN 138-27-312-006), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on November 17, 2011. This approval is subject to:

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, building elevations and enclosure elevation plan, date stamped 09/19/11, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
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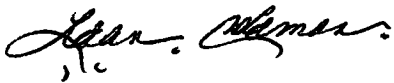
Mr. Richard Gordon
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Public Works

7. If the proposed loading area will have an outdoor drain, meet with the Sanitary Sewer Planning Section of the Department of Public Works to determine design requirements of the outdoor loading area and drain.

8. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade 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,



Lean Coleman
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk

cc: Mr. Dave Hetzel, Jr.
Trader Joe's
1640 South 39th Avenue
Phoenix, Arizona 85009

Mr. Keith D. Green
Ken McCracken Architects
1425 North 1st Street, Suite #100
Phoenix, Arizona 85004