



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 1/23/2012

Page Count: 2

Meeting Date: 1/18/2012

Meeting Type: City Council <=>

Date of Letter: 1/19/2012

Case Number(s): SDR-43702 <=>

Subject of Notice: Robin Yoakum/City of Las Vegas - 655 North Mojave Road <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acoleman

Scanned By:

QC By:

SCANNED

JAN 23 2012



January 19, 2012

LAS VEGAS CITY COUNCIL

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MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN
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BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Robin Yoakum
City of Las Vegas
Department of Public Works
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

RE: SDR-43702 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JANUARY 18, 2012

Dear Ms. Yoakum:

The City Council at a regular meeting held January 18, 2012, APPROVED the request for a Site Development Plan Review FOR THREE EXISTING MODULAR BUILDINGS TOTALING 7,660 SQUARE FEET AT AN EXISTING ANIMAL HOSPITAL, CLINIC, OR SHELTER (WITH OUTSIDE PENS) on 8.39 acres at 655 North Mojave Road (APN 139-25-405-008), C-V (Civic) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on January 19, 2012. This approval is subject to:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR 3275) shall be required.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/26/11, except as amended by conditions herein.
4. Landscape materials within the perimeter landscape buffer adjacent to the structures shall be installed in conformance with LVMC Title 19 within 90 days of final approval.
5. Application shall be made within 30 days of final approval for building permits for the three temporary structures that are the subject of this Site Development Plan Review. This Site Development Plan Review, if approved, shall be void if permit applications and/or issued permits are voided or allowed to expire, and a new Site Development Plan Review would be required. 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.

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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. The technical landscape plan shall indicate four (4) five-gallon shrubs per tree in the north landscape buffer.
8. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of the existing facilities.
11. A Drainage Study update or other information acceptable to the Flood Control Section must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Provide and improve all drainageways recommended in the approved drainage study update.

Sincerely,



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

cc: Ms. Christine Robinson
The Animal Foundation
655 North Mojave Road
Las Vegas, Nevada 89101

Ms. Jennifer Lazovich
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 West Sunset Road, Suite #250
Las Vegas, Nevada 89113