



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 2/15/2012

Meeting Type: City Council <=>

Date of Letter: 2/16/2012

Case Number(s): SDR-43981 <=>

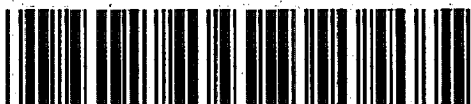
Subject of Notice: Jessica Pigula - 7.88 acres at 8103 Racel Street <=>

Record Series: Legal Notices

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File By: Meeting Date



Prepared By: acoleman

SCANNED

Scanned By: FEB 23 2012

QC By:



February 16, 2012

LAS VEGAS CITY COUNCIL

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MAYOR

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ELIZABETH N. FRETWELL
CITY MANAGER

Ms. Jessica Pigula
5028 Ropers Rock Court
Las Vegas, Nevada 89131

RE: SDR-43981 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-43983 AND ZON-43982
CITY COUNCIL MEETING OF FEBRUARY 15, 2012

Dear Ms. Pigula:

The City Council at a regular meeting held February 15, 2012, APPROVED the request for a Site Development Plan Review FOR A COMMERCIAL RECREATION/AMUSEMENT (OUTDOOR) FACILITY (NATURE SANCTUARY) on 7.88 acres at 8103 Racel Street (APN 125-09-401-033). The Notice of Final Action was filed with the Las Vegas City Clerk on February 16, 2012. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-43923) and Rezoning (ZON-43982) shall be required, if approved.
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, and building elevations, date stamped 11/23/11, and landscape plans date stamped 12/12/11, except as amended by conditions herein.
4. 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 12/12/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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

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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.
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

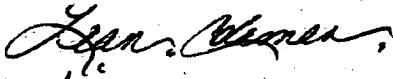
9. Construct all incomplete half-street improvements on Racel Street and Al Carrison Street in accordance with the approved Site Plan concurrent with on-site development as shown on the approved Phasing Plan. Racel Street may be constructed to a 60-foot width to match the adjacent street improvements. 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. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. Grant Pedestrian Access Easements for all public sidewalks not located within the public right-of-way.
11. Abandon all existing septic tank systems in accordance with Southern Nevada Health District regulations and connect to the City of Las Vegas public sewer system.
12. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
13. 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.
14. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site. 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

Ms. Jessica Pigula
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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.

15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

Sincerely,



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

cc: Mr. Dan Vowels
Encompass Studio
10799 West Twain Avenue
Las Vegas, Nevada 89135

Ms. Barbara Price
Gilcrease Nature Sanctuary
8103 Racel Street
Las Vegas, Nevada 89129