



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 6/6/2012

Meeting Type: City Council <=>

Date of Letter: 6/7/2012

Case Number(s): SDR-44708 <=>

Subject of Notice: APPLICANT/OWNER: EVAPS, LLC - 400 South 7th Street <=>

Record Series: Legal Notices

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File By: Meeting Date



Prepared By: ac

Scanned By: [Signature]

QC By: _____

SCANNED

JUN 11 2012



June 7, 2012

LAS VEGAS
CITY COUNCIL

CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Robert T. Eglet
EVAPS, LLC
400 South Fourth Street, Suite #600
Las Vegas, Nevada 89101

RE: SDR-44708 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 6, 2012
RELATED TO VAR-44710

Dear Mr. Eglet:

The City Council at a regular meeting held June 6, 2012, APPROVED the request for a Major Amendment to a previously approved Site Development Plan Review (SDR-39121) TO ELIMINATE ONE SUBTERRANEAN LEVEL OF REQUIRED PARKING AND ONE STORY OF OFFICE SPACE on 0.65 acres at 400 South 7th Street (APN 139-34-701-009), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 7, 2012. This approval is subject to:

Planning

1. Site Development Plan Review (SDR-41047) and Variance (VAR-41054) are hereby expunged.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-39121) and Variance (VAR-39122).
3. Approval of and conformance to the conditions of approval for Variance (VAR-44710).
4. 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.
5. All development shall be in conformance with the site plan and building elevations, date stamped 02/23/12, except as amended by conditions herein.
6. 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.

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

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Mr. Robert T. Eglet
EVAPS, LLC
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7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. A revised site plan 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 changes herein.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Site development to comply with all previously approved conditions of approval for SDR-39121 and all other applicable site-related actions.

Sincerely,



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

cc: Mr. Scott Brown
Design Cell Architecture
10777 West Twain Avenue, Suite #125
Las Vegas, Nevada 89135