



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-44942 <=>

Subject of Notice: APPLICANT/OWNER: OSVALDO FUMO - 503 East Bonneville Avenue <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: [Signature]

Scanned By: [Signature]

QC By: [Signature]

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

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BOB COFFIN

BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Ozzie Fumo
Osvaldo Fumo
1212 South Casino Center Boulevard
Las Vegas, Nevada 89104

RE: SDR-44942 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JUNE 6, 2012

Dear Mr. Fumo:

The City Council at a regular meeting held June 6, 2012, APPROVED the request for a Major Site Development Plan Review TO ADD A 1,918 SQUARE-FOOT SECOND FLOOR ADDITION TO AN EXISTING 3,198 SQUARE-FOOT SINGLE-STORY BUILDING AND A WAIVER OF THE DOWNTOWN CENTENNIAL PLAN STREETSCAPE STANDARDS on 0.16 acres at 503 East Bonneville Avenue (APN 139-34-310-056), C-2 (General 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. 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, landscape plan, and building elevations, date stamped 04/11/12, except as amended by conditions herein.
3. A Waiver from the Downtown Centennial Plan Streetscape Standard is hereby approved, to allow no amenity zones along Las Vegas Boulevard and Bonneville Avenue where five feet is required and to allow a five foot wide sidewalk along Bonneville Avenue where ten feet is required.
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 04/11/12. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.

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

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5. 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. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Unless otherwise allowed by the City Engineer, dedicate a 10-foot radius at the southeast corner of Bonneville Avenue and Las Vegas Boulevard South.
11. In accordance with the thresholds requirements of the Downtown Centennial plan, sign and record a Covenant Running with Land agreement for the future removal of substandard improvements and replacement with new improvements meeting Downtown Centennial Standards on Las Vegas Boulevard and Bonneville Avenue as well as for the Bonneville Avenue alley approach adjacent to this site prior to the issuance of any building permits.
12. All private improvements and landscaping 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.
13. Submit an Encroachment Agreement for all private improvements and landscaping adjacent to this site located in the public right-of-way. A detailed drawing depicting exactly what portions of the architectural features are within the public right-of-way will be required as part of the Encroachment Agreement application. No permanent leasable space or structural support can be permitted through an Encroachment Agreement as any encroachment may be revoked and removed in the future. 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

Mr. Ozzie Fumo
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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.

14. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the use of this facility.

Sincerely,



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

cc: Mr. Amenuel Tesfaye
T-Square Consulting Engineers, Inc.
320 East Warm Springs Road, Suite 2A
Las Vegas, Nevada 89119

Mr. Dave Hardy
Land West Builders, Inc.
7225 Bermuda Road, Suite C
Las Vegas, Nevada 89119