



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 8/21/2012

Page Count: 2

Meeting Date: 8/15/2012

Meeting Type: City Council <=>

Date of Letter: 8/16/2012

Case Number(s): SDR-45490 <=>

Subject of Notice: APPLICANT/OWNER: FOUNDATION FOR AN INDEPENDENT TOMORROW -
1931 Stella Lake Street <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: ACROB

Scanned By:

QC By:

SCANNED
AUG 21 2012
AUG 21 2012



August 16, 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

Ms. Janet Frasier Bluman
Foundation for an Independent Tomorrow
1931 Stella Lake Street
Las Vegas, Nevada 89106

RE: SDR-45490 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF AUGUST 15, 2012
RELATED TO VAR-45491

Dear Ms. Bluman:

The City Council at a regular meeting held August 15, 2012, APPROVED the request for a Major Amendment to an approved Site Development Plan Review (SDR-7218) FOR AN 8,650 SQUARE-FOOT, TWO-STORY ADDITION TO AN EXISTING 12,600 SQUARE-FOOT OFFICE BUILDING on 1.04 acres at 1931 Stella Lake Street (APN 139-21-313-018), C-PB (Planned Business Park) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 16, 2012. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for a Variance (VAR-45491) shall be required, if approved.
2. Conformance to the approved conditions for Rezoning (Z-0136-94) and Site Development Plan Review (SDR-7218), except as amended herein.
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/23/12, except as amended by conditions herein.
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.

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov



Ms. Janet Frasier Bluman
SDR-45490 – Page Two
August 16, 2012

7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. In accordance with code requirements of Title 13.56, remove all substandard sidewalk, if any, and replace with new improvements meeting Current City Standards concurrent with development of this site. 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.
9. 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.
10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor 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.
11. Site development to comply with all applicable conditions of approval for SDR-7218 and all other applicable site-related actions.

Sincerely,


Gabriela Portillo-Brenner
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk

cc: Ms. Cherie L. Guzman
JMA Architects, Inc.
10150 Covington Cross Drive
Las Vegas, Nevada 89144