



# Legal Notices Transmittal and Scanning Separator Sheet

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## Legal Notice Type: Action Letter

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Date of Transfer to ERM: 11/14/2012

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Meeting Date: 11/7/2012

Meeting Type: City Council <=>

Date of Letter: 11/13/2012

Case Number(s): SDR-46582 <=>

Subject of Notice: John David Burke/Harris Investments, LLC - .28 acres at 501 South Tonopah Drive <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date

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Prepared By: acoleman

Scanned By: 

QC By: \_\_\_\_\_

**SCANNED**

NOV 15 2012



November 13, 2012

LAS VEGAS  
CITY COUNCIL

Mr. John David Burke  
Harris Investments, LLC  
501 South Rancho Drive, Suite D22  
Las Vegas, Nevada 89106

CAROLYN G. GOODMAN  
MAYOR

STAVROS S. ANTHONY  
MAYOR PRO TEM

LOIS TARKANIAN  
STEVEN D. ROSS

RICKI Y. BARLOW  
BOB COFFIN  
BOB BEERS

RE: SDR-46582 – SITE DEVELOPMENT PLAN REVIEW  
RELATED TO VAR-46583 AND VAC-46842  
CITY COUNCIL MEETING OF NOVEMBER 7, 2012

Dear Mr. Burke:

ELIZABETH N. FRETWELL  
CITY MANAGER

The City Council at a regular meeting held November 7, 2012, APPROVED the request for a request for a Site Development Plan Review FOR A PROPOSED 3,897 SQUARE-FOOT OFFICE BUILDING WITH A WAIVER OF TITLE 19.08 PERIMETER LANDSCAPE REQUIREMENTS TO ALLOW A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE EIGHT FEET IS REQUIRED AND A WAIVER OF THE LAS VEGAS MEDICAL DISTRICT UTILITY STANDARDS, WITH AN ASSOCIATED ENCROACHMENT INTO THE PUBLIC RIGHT-OF-WAY on 0.28 acres at 501 South Tonopah Drive (APN 139-33-301-001), PD (Planned Development) Zone [MD-1 (Medical Support) Las Vegas Medical District Special Land Use Designation]. The Notice of Final Action was filed with the Las Vegas City Clerk on November 8, 2012. This approval is subject to:

#### Planning

1. Approval of and conformance to the Conditions of Approval for a Petition to Vacate (VAC-46842) and a Variance (VAR-46583) 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, landscape plan, and building elevations, date stamped 09/13/12, except as amended by conditions herein.
4. A Waiver from Title 19.08 perimeter landscape buffer standards is hereby approved, to allow a three-foot buffer along a portion of the east property line where eight feet is required.

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

VOICE 702.229.6011  
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www.lasvegasnevada.gov



5. A Waiver from the Las Vegas Medical District Plan Standards is hereby approved, to allow existing utility poles to remain where all utilities serving new development are required to be underground.
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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

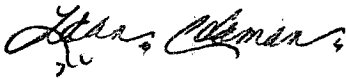
Public Works

10. Remove and replace all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements meeting current City of Las Vegas Medical District Standards concurrent with development of this site.
11. Grant pedestrian access easements for all sidewalk not located within the public right-of-way.
12. Landscape and maintain all unimproved right-of-way adjacent to this site concurrent with development.
13. Submit an Encroachment Agreement for landscaping and private improvements, if any, in the Alta Drive and Tonopah Drive public rights of way prior to this issuance of permits for these improvements. 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 property 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 improvements 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. Connect directly to the public sewer in Tonopah Drive. This development cannot share any private sewer laterals that may cross this site. If private sewer laterals serving adjacent properties are discovered on-site during construction, relocate and/or give necessary private sewer easements.

Mr. John David Burke  
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15. 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.
16. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-0020-97 and all other subsequent site-related actions.

Sincerely,



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

cc: Mr. John David Burke  
3471 West Oquendo Road, Suite #301  
Las Vegas, Nevada 89118