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June 23, 2014

Mr. Carlos Avemaria
5200 Vegas Drive
Las Vegas, Nevada 89108

RE: SDR-53491 [PRJ-53301] - SITE DEVELOPMENT PLAN REVIEW RELATED
TO VAR-53490
CITY COUNCIL MEETING OF JUNE 18, 2014

Dear Applicant:

The City Council at a regular meeting held June 18, 2014 APPROVED the request for a Major Amendment to Site Development Plan Review (SDR-19330) FOR A PROPOSED 1,321 SQUARE-FOOT BUILDING on 0.61 acres at 5200 Vegas Drive (APN 138-24-801-027), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 19, 2014. This approval is subject to:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-53490) shall be required, if approved.
2. Conformance to the approved conditions for Site Development Plan Review (SDR-19330) and Special Use Permit (SUP-18744), 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, date stamped 05/28/14, landscape plan, date stamped 04/15/14, and building elevations and floor plan, date stamped 03/27/14, 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.

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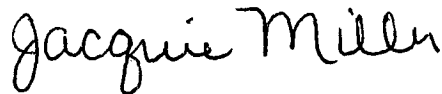
Mr. Carlos Avemaria
SDR-53491 – Page Two
June 23, 2014

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. Sign and record a Covenant Running with Land agreement for the possible future installation of half-street improvements (including curb and gutter, sidewalks, streetlighting, permanent paving and possibly fire hydrants and sewers) on Marietta Avenue adjacent to this site prior to occupancy of this site.
9. Remove and replace all substandard public improvements, if any, adjacent to this site on Vegas Drive and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development on shall be restored at its original location and to its original width concurrent with development of this site.
10. A deviation from Standard Drawing #222.1 is hereby approved as shown on the approved site plan. Any further deviations, if any, to width, ingress/egress radii, or throat depth will require separate approval from the City Engineer.
11. This site will be subject to the traffic signal impact fee as required by Ordinance No. 5644 at the time permits are issued.
12. Site Development to comply with all applicable conditions of approval for SDR-19330 and all other applicable site-related actions.

Sincerely,

A handwritten signature in black ink that reads "Jacquie Miller". The signature is written in a cursive, flowing style.

Jacquie Miller
Deputy City Clerk for
Beverly K. Bridges, MMC, City Clerk