



July 17, 2014

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. Melanie Mix
Crosshill I LLC
516 South 4th Street
Las Vegas, Nevada 89101

RE: SDR-53792 [PRJ-53594] - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF JULY 16, 2014

Dear Applicant:

The City Council at a regular meeting held July 16, 2014 APPROVED the request for a Site Development Plan Review FOR A PROPOSED 600 SQUARE-FOOT EXPANSION TO AN EXISTING 1,962 SQUARE-FOOT OFFICE BUILDING on 0.15 acres at 516 South 4th Street (APN 139-34-311-115), C-2 (General Commercial) Zone.

The Notice of Final Action was filed with the Las Vegas City Clerk on July 17, 2014. 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 date stamped 05/12/14; and landscape plan, and building elevations and floor plan date stamped 04/21/14, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. 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.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



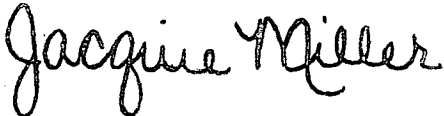
Ms. Melanie Mix
SDR-53792 – Page Two
July 17, 2014

6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. No permanent parking stalls are allowed to encroach into the alley.
9. 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 drainage ways as recommended.

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

cc: Ms. Melanie Mix
Ed Bernstein
516 South 4th Street
Las Vegas, Nevada 89101

Barrett Powley
241 West Charleston Boulevard, Suite 158
Las Vegas, Nevada 89102