



Legal Notices Transmittal and Scanning Separator Sheet

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Meeting Date: 9/7/2011

Meeting Type: City Council <=>

Date of Letter: 9/8/2011

Case Number(s): SUP-42265 <=>

Subject of Notice: Rio Vista Plaza, LLC - 7045 West Ann Road <=>

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SEP 12 2011



September 8, 2011

LAS VEGAS CITY COUNCIL

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MAYOR

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MAYOR PRO TEM

STEVE WOLFSON
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BOB COFFIN

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Don Benedict
Rio Vista Plaza, LLC
1300 Bristol Street North, Suite No. 218
Newport Beach, CA 92660

RE: SUP-42265 - SPECIAL USE PERMIT
CITY COUNCIL MEETING OF SEPTEMBER 7, 2011

Dear Applicant:

The City Council at a regular meeting held September 7, 2011, APPROVED the request for a Special Use Permit a Special Use Permit FOR A PROPOSED 260 SQUARE-FOOT MASSAGE ESTABLISHMENT IN CONJUNCTION WITH A 1,500 SQUARE-FOOT DAY SPA WITH A WAIVER TO ALLOW A DISTANCE SEPARATION OF 50 FEET FROM A RESIDENTIAL USE WHERE 400 FEET IS REQUIRED at 7045 West Ann Road, Suite #130 (APN 125-34-515-003), PD (Planned Development) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on September 8, 2011. This approval is subject to:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Massage Establishment use.
2. Approval of Major Modification (MOD-42261) shall be required.
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. A Waiver to allow for a 50 foot distance separation from a residentially zoned property where a minimum of 400 feet distance separation is required is approved.
5. Prior to occupancy, 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 a building permit.

CITY OF LAS VEGAS
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7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Sincerely,



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

cc: Mr. Chris Kaempfer
Kaempfer Crowell Renshaw Gronauer & Fiorentino
8345 W. Sunset Road, Suite No. 250
Las Vegas, NV 89113