



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 3/22/2012

Page Count: 2

Meeting Date: 3/21/2012

Meeting Type: City Council <=>

Date of Letter: 3/22/2012

Case Number(s): VAR-43723 <=>

Subject of Notice: APPLICANT/OWNER: OAKBROOK REALTY AND INVESTMENTS II, LLC - at
321 South Casino Center Boulevard <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: gperillo

Scanned By:

QC By:

SCANNED

MAR 26 2012



March 22, 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
WARD 2, VACANT

ELIZABETH N. FRETWELL
CITY MANAGER

Mr. Kevin Plencher
Oakbrook Realty & Investments II, LLC
1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181

RE: VAR-43723 - VARIANCE
CITY COUNCIL MEETING OF MARCH 21, 2012

Dear Mr. Plencher:

The City Council at a regular meeting held March 21, 2012, APPROVED the request for a Variance TO ALLOW TEN 210 SQUARE-FOOT PROJECTING SIGNS ON AN EXISTING BUILDING WHERE EIGHT SIGNS WITH A MAXIMUM AREA OF 32 SQUARE FEET PER SIGN ARE ALLOWED at 321 South Casino Center Boulevard (APN 139-34-201-020), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on March 22, 2012. This approval is subject to:

Planning

1. Conformance to the approved conditions for Site Development Plan Review (SDR-1298).
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 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

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

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov



Mr. Kevin Plencher
VAR-43723 - Page Two
March 22, 2012

Public Works

6. Submit an Encroachment Agreement for any portions of the proposed signage located in the Lewis Street and Casino Center Boulevard public rights-of-way adjacent to this site prior to occupancy of this site. 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 all private improvements 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 structures 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. This Encroachment Agreement may supersede L-ENCR #41924.

Sincerely,



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

cc: Mr. Chris Denzel
1000 Royce Boulevard
Oakbrook Terrace, Illinois 60181