



# Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

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Meeting Date: 2/16/2011

Meeting Type: City Council <=>

Date of Letter: 2/17/2011

Case Number(s): SDR-40392 <=>

Subject of Notice: APPLICANT/OWNER: 521 SOUTH THIRD, LLC - Request for a Site Development Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH TWO PARKING SPACES on 0.16 acres at 521 South Third Street (APN 139-34-301-009) <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

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Prepared By: gportin

Scanned By:

**SCANNED**

**FEB 22 2011**

QC By:



February 17, 2011

Mr. Marty Keach  
521 South 3rd Street, LLC  
520 South Fourth Street  
Las Vegas, Nevada 89101

RE: SDR-40392 – SITE DEVELOPMENT PLAN REVIEW  
CITY COUNCIL MEETING OF FEBRUARY 16, 2011

Dear Mr. Keach:

The City Council at a regular meeting held February 16, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 8,303 SQUARE-FOOT, TWO-STORY OFFICE BUILDING WITH TWO PARKING SPACES on 0.16 acres at 521 South Third Street (APN 139-34-301-009), C-2 (General Commercial). The Notice of Final Action was filed with the Las Vegas City Clerk on February 17, 2011. This approval is subject to:

Planning and Development

1. Site Development Plan Reviews SDR-23906 and SDR-34450 are hereby expunged.
2. This approval shall be void two years from the date of final approval unless a building permit has been issued for the principal building on the site. 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 12/07/2010, except as amended by conditions herein.
4. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 12/07/2010. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
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 Building and Safety Department.

LAS VEGAS CITY COUNCIL

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MAYOR

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CITY MANAGER

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

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FM-0044-08-09

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications.
8. Reflective glazing at the pedestrian level is prohibited. Glazing above the pedestrian level shall be limited to a maximum reflectance rating of 22% (as defined by the National Institute of Standards and Technology).
9. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
10. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
11. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### Public Works

14. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting Downtown Centennial Plan Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. An off-site Geotechnical Pavement Design recommendation will be required for all asphalt pavement required for completion of this project.
15. Parking spaces designed perpendicular to and accessed directly from public alleys shall be a minimum of 22 feet in depth from the alley right-of-way line.

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16. Landscape and maintain all unimproved right-of-way on 3<sup>rd</sup> Street adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
17. Submit an Encroachment Agreement for all landscaping and private improvements located in the 3<sup>rd</sup> Street public right-of-way adjacent to this site prior to occupancy of this site. The installation and maintenance of all landscaping in the public right of way shall be the responsibility of the adjacent property owner and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
18. 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,



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

cc: Mr. Sheldon Cohen  
SCA Design  
9017 South Pecos Road, Suite #4450  
Henderson, Nevada 89074