



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 4/20/2011

Page Count: 3

Meeting Date: 4/6/2011

Meeting Type: City Council <=>

Date of Letter: 4/7/2011

Case Number(s): SDR-39491 <=>

Subject of Notice: Sequoia Electric/Sagebrush Property Ventures, LLC - 4485 North Rainbow Boulevard
<=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acrolli

Scanned By:

QC By:

SCANNED ✓

APR 11 2011



April 7, 2011

Mr. Blake Barsy
Sagebrush Property Ventures
4485 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: SDR-39491 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-39489, VAR-39492 AND ZON-39490
CITY COUNCIL MEETING OF APRIL 6, 2011

Dear Mr. Barsy:

The City Council at a regular meeting held April 6, 2011, Accepted the WITHDRAWAL WITHOUT PREJUDICE of the request for a Site Development Plan Review FOR THE ADDITION OF A PROPOSED 9,000 SQUARE-FOOT HEAVY MACHINERY AND EQUIPMENT (RENTAL, SALES AND SERVICE) BUILDING TO A SITE THAT CONTAINS AN EXISTING 4,011 SQUARE-FOOT OFFICE, WITH A WAIVER OF PERIMETER LANDSCAPE STANDARDS TO ALLOW A SEVEN-FOOT BUFFER ALONG A PORTION OF THE SOUTH PROPERTY LINE WHERE EIGHT FEET IS REQUIRED on 1.21 acres at 4485 North Rainbow Boulevard (APN 138-03-602-013), C-1 (Limited Commercial) Zone [PROPOSED: C-M (Commercial/Industrial)]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 7, 2011.

Planning

1. Approval of General Plan Amendment (GPA-39489) and Rezoning (ZON-39490), and conformance to the Conditions of Approval for Variance (VAR-39492) shall be required, if approved.
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 and landscape plan stamped 10/01/10, and building elevations, date stamped 09/24/10, except as amended by conditions herein.
4. A Waiver from Title 19.12.040 is hereby approved, to allow a seven-foot landscape buffer along a portion of the south perimeter where eight feet is required.
5. An Exception from Title 19.10.010 is hereby approved, to allow eight parking lot trees where 14 are required.

LAS VEGAS CITY COUNCIL

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6. The outdoor storage area shall be screened from view from Rainbow Boulevard by a screening device of at least eight feet in height. Outdoor storage of equipment for rent shall not occur in required parking spaces or landscape buffer zones.
7. Business hours shall be 6:30 a.m. to 6:30 p.m., Monday through Friday.
8. No equipment in its stored position shall be taller than 14 feet in height.
9. 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 10/01/10. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
10. Prior to occupancy, all necessary building permits for all structures 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. A revised site plan shall be submitted to and approved by the Planning and Development Department, prior to the time application is made for a building permit, to indicate capping of the gap between the rear walls of the proposed building and the existing building located on the east property line of APN 138-03-602-012. The gap shall not exceed eight inches pursuant to Title 19.12.075.
13. 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.
14. 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).
15. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
16. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.

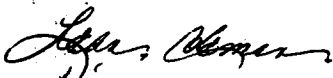
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17. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
18. 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.
19. Prior to the submittal of a building permit application, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
20. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

21. Remove all substandard sidewalk and sidewalk ramp improvements adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
22. 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.
23. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing final grade 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 drainageways as recommended.

Sincerely,



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

cc: Mr. Richard Gallegos
Pacific Designs Concepts
3005 West Horizon Ridge Parkway, Suite #200
Henderson, Nevada 89052