



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: 4/19/2011

Case Number(s): SDR-40759 <=>

Subject of Notice: Pacific Woods Rentals, LLC - 717 South 8th Street <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acrolli

Scanned By: 

QC By:

SCANNED

APR 20 2011



April 19, 2011

Mr. Justin Bruni
Pacific Woods Rentals
717 South 8th Street
Las Vegas, Nevada 89101

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON
LOIS TARKANIAN

STEVEN D. ROSS
RICKI Y. BARLOW

STAVROS S. ANTHONY

RE: SDR-40759 – SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF APRIL 6, 2011
RELATED TO ZON-40756, VAR-40757, VAR-40758 AND VAR-40876

Dear Mr. Bruni:

The City Council at a regular meeting held April 6, 2011, APPROVED the request for a Site Development Plan Review FOR THE CONVERSION OF A 2,482 SQUARE-FOOT SINGLE FAMILY RESIDENCE TO AN OFFICE, OTHER THAN LISTED WITH A WAIVER TO ALLOW NO PERIMETER LANDSCAPE BUFFERS WHERE EIGHT-FOOT WIDE BUFFERS ARE REQUIRED ALONG THE NORTH, SOUTH AND EAST PERIMETERS on 0.17 acres at 717 South 8th Street (APN 139-34-810-040), R-1 (Single Family Residential) Zone [PROPOSED: PR (Professional Office and Parking)]. The Notice of Final Action was filed with the Las Vegas City Clerk on April 7, 2011. This approval is subject to:

Added Condition

- A. Construct a six-foot high wall beginning five feet back from the front of the building façade extending back to the alley along the southern perimeter. Within the front yard setback area, the applicant shall construct a four-foot high wall consisting of two feet of wrought iron fencing over two feet of solid masonry. The location of the final termination of the wall shall be determined by the Department of Public Works to ensure that sight visibility within the alley is maintained.

Planning

1. The wrought iron shall be removed from the front (west) elevation.
2. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-40756), Variances (VAR-40757), (VAR-40758) and (VAR-40876) shall be required, if approved.
3. 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.

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

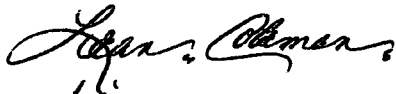
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 01/19/11, except as amended by conditions herein.
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.
6. A Waiver from Title 19.12 is hereby approved, to allow a landscape perimeter buffer of zero feet on the west perimeter, and four feet wide along the north and south where a minimum of eight-foot wide buffers are required.
7. A proposed building façade improvement plan shall be submitted to the Planning Department staff for review and approval prior to the issuance of a business license.
8. 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 01/19/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
9. The applicant shall provide a letter prior to issuance of building permits to the Department of Planning from the waste service provider indicating that contained curb-side trash pickup is acceptable after the property is converted to a commercial use.
10. 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.
11. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
12. 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. Installed landscaping shall not impede visibility of any traffic control device.
13. 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).
14. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.

Mr. Darren Harris
SDR-40759 – Page Three
April 19, 2011

15. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
16. 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.
17. 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.
18. Remove all substandard sidewalk improvements adjacent to this site, if any, and replace with new improvements meeting current City 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. The existing "pan" style driveway accessing this site from 8th Street may remain.
19. 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.
20. Landscape and maintain all unimproved rights-of-way on 8th 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.
21. Submit an Encroachment Agreement for all landscaping located in the 8h 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(s) and shall be transferred with the sale of the property for the entire term of the Encroachment Agreement.
22. 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



Flinn Fagg
Acting Director
Planning Department

cc: Mr. Jeff Gottra
DB Construction
PO Box 572046
Las Vegas, Nevada 89157