



# Legal Notices Transmittal and Scanning Separator Sheet

**Legal Notice Type: Action Letter**

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Meeting Date: 5/18/2011

Meeting Type: City Council <=>

Date of Letter: 6/6/2011

Case Number(s): SDR-41114 <=>

Subject of Notice: APPLICANT: DRIVETIME CAR SALES COMPANY, LLC - OWNER: LINDA LEE  
WARD REVOCABLE LIVING TRUST - 2301 McLeod Street <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acrolli

Scanned By:

**SCANNED**

QC By:

**JUN - 7 2011**



June 6, 2011

Ms. Linda Lee Ward, Trustee  
Linda Lee Ward Revocable Living Trust  
9101 West Sahara Avenue, Suite 105-C31  
Las Vegas, Nevada 89117

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-41114 – SITE DEVELOPMENT PLAN REVIEW  
RELATED TO GPA-40839 AND SUP-41115  
CITY COUNCIL MEETING OF MAY 18, 2011

ELIZABETH N. FRETWELL  
CITY MANAGER

Dear Ms. Ward:

The City Council at a regular meeting held May 18, 2011, APPROVED the request for a Major Amendment to a previously approved Site Development Plan Review (Z-0003-76) FOR A PROPOSED AUTO REPAIR GARAGE, MAJOR WITHIN AN EXISTING 4,800 SQUARE-FOOT BUILDING on 1.8 acres at 2301 McLeod Street (APN 162-01-801-013), C-2 (General Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 19, 2011. This approval is subject to:

Added Condition:

- A. Perimeter walls shall be provided at the north and west property lines, constructed in accordance with code requirements.

Planning

1. A revised site plan shall be submitted to the Planning Department depicting access east to APN 162-01-801-021.
2. Approval of a General Plan Amendment (GPA-40839) from PF (Public Facilities) to GC (General Commercial) and conformance to the Conditions of Approval for Special Use Permit (SUP-41115) shall be required, if approved.
3. Conformance to the Conditions of Approval of Site Development Plan Review (Z-0003-76), except as amended herein.
4. This approval shall be void two years from the date of final approval, unless exercised pursuant to Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 03/23/11, except as amended by conditions herein.

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

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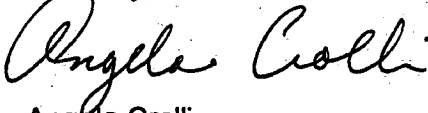
6. Any changes based upon right-of-way, traffic or drainage studies or street improvements required by the city or public utilities shall not reduce the widths of perimeter landscape buffers, height of walls or quantities of plant materials from that on submitted landscape plans date stamped 03/23/11. Any changes based upon subsequently submitted studies must be accommodated elsewhere on the site.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. 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.
10. 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).
11. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
12. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
13. 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.
14. 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.
15. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Ms. Linda Lee Ward, Trustee  
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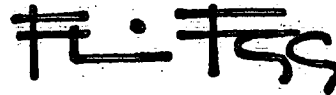
Public Works

16. 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 driveways accessing this site from McLeod Street may remain.
17. 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.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg  
Acting Director  
Planning Department

cc: Mr. Steve Johnson  
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4020 East Indian School Road  
Phoenix, Arizona 85018

Mr. Neal Tomlinson  
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3883 Howard Hughes Parkway, Suite #1100  
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