



Legal Notices Transmittal and Scanning Separator Sheet

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Case Number(s): SDR-40836 <=>

Subject of Notice: Mr. Jeffrey Smith, RSJ Architecture, 6069 S. Fort Apache Road, #100, Las Vegas, Nevada 89148 (Remailed 6/29/2011) <=>

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REMAILED 6/29/2011

Mr. Jeffrey Smith

RSJ Architecture

6069 S. Fort Apache Road, #100

Las Vegas, Nevada 89148

Gabriela Brenner

June 1, 2011

Mr. Robert Peccole
Three Bs, Inc.
8689 West Charleston Boulevard
Las Vegas, Nevada 89118

RE: SDR-40836 – SITE DEVELOPMENT PLAN REVIEW
RELATED TO SUP-40843
CITY COUNCIL MEETING OF JUNE 1, 2011

Dear Mr. Peccole:

The City Council at a regular meeting held June 1, 2011, APPROVED the request for a Site Development Plan Review FOR A PROPOSED 1,000 SQUARE-FOOT CAR WASH, FULL SERVICE FACILITY on 3.72 acres at 8601 West Charleston Boulevard (APN 163-05-517-007), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 1, 2011. This approval is subject to:

Planning

1. Conformance to the approved conditions for Rezoning Z-0102-86, Master Sign Plan (MSP-0011-02) and Site Development Plan Review Z-0102-86(1).
2. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. 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 02/01/11, 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 02/01/11. 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 Department of Building and Safety.

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. Installed landscaping shall not impede visibility of any traffic control device.
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. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
14. Remove and replace handicapped ramps on the nearest driveway accessing Durango Drive to meet Americans with Disabilities Act and current City Standards, concurrent with onsite development.

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15. Site development to comply with all previous conditions of approval for Z-34-81(4) and all other site-related actions.

Sincerely,


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

cc: Mr. Jeffrey Smith
RSJ Architecture
6265 West Warm Springs Road
Las Vegas, Nevada 89118